



Admiral Drive, Stevenage, SG1 4GP

£185,000



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# Ringlet Court, Admiral Drive, Stevenage

Welcome to this charming one-bedroom flat located on Admiral Drive in the desirable area of Stevenage. This modern development offers a contemporary living experience in a popular residential location.

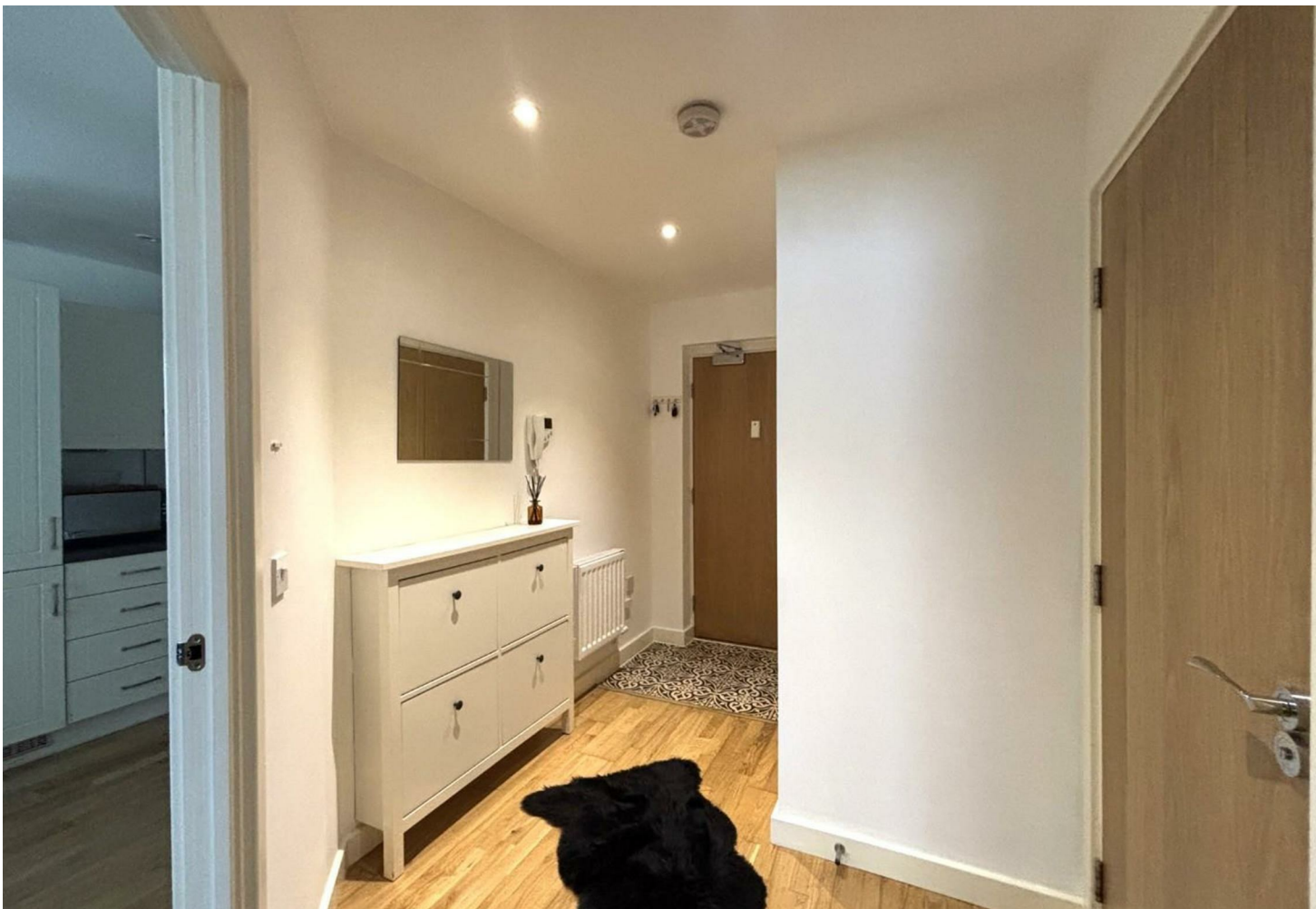
An inviting open-plan living space that seamlessly combines the lounge and kitchen areas, creating a perfect environment for relaxation and entertaining. The layout is designed to maximise space and light, making it feel both spacious and welcoming.

The flat features a well-appointed bedroom, providing a comfortable retreat at the end of the day. The bathroom is modern and functional, catering to all your needs.

One of the key advantages of this property is the convenience of parking for one vehicle, ensuring that you have easy access to your home.

This flat is ideal for first-time buyers, professionals, or those looking to downsize, offering a blend of comfort and modern living in a sought-after area. With its excellent location, you will find yourself close to local amenities, parks, and transport links, making it a perfect choice for those who value both convenience and community.





**Communal Entrance:**

Secure entry system with doors leading to private front door to:

**Entrance Hall:**  
Cupboard and doors to:

**Living/Dining Room:**  
11'11 x 11'2  
Dual aspect UPVC double glazed window to rear and side, and opening to:

**Kitchen:**  
7'9 x 7'4  
Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating sink with mixer tap and drainer, built in oven, fridge, freezer, four ring hob with extractor fan over and radiator.

**Bedroom:**  
14'2 x 9'3  
UPVC double glazed window to rear, radiator and built in wardrobe.

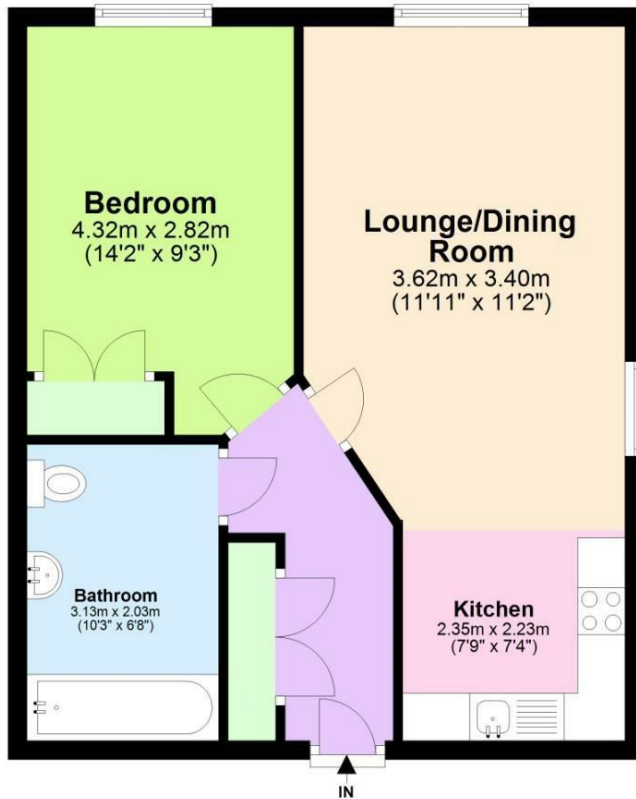
**Bathroom:**  
10'3 x 6'8  
Three piece suite comprising low level WC, wash hand basin with mixer tap and panel enclosed bath with mixer tap, chrome heated towel rail.

**Allocated Parking:**  
Allocated parking space for one car.

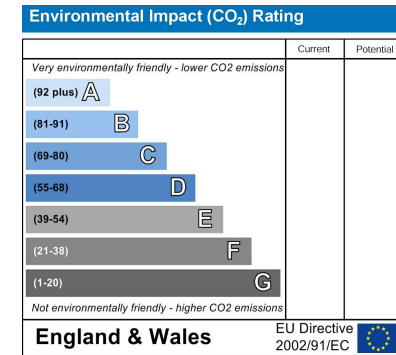
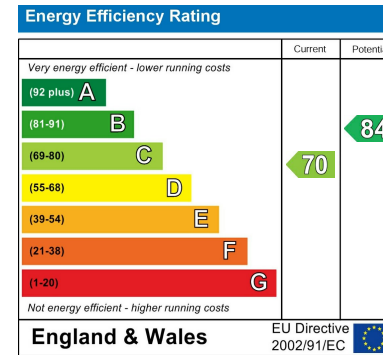
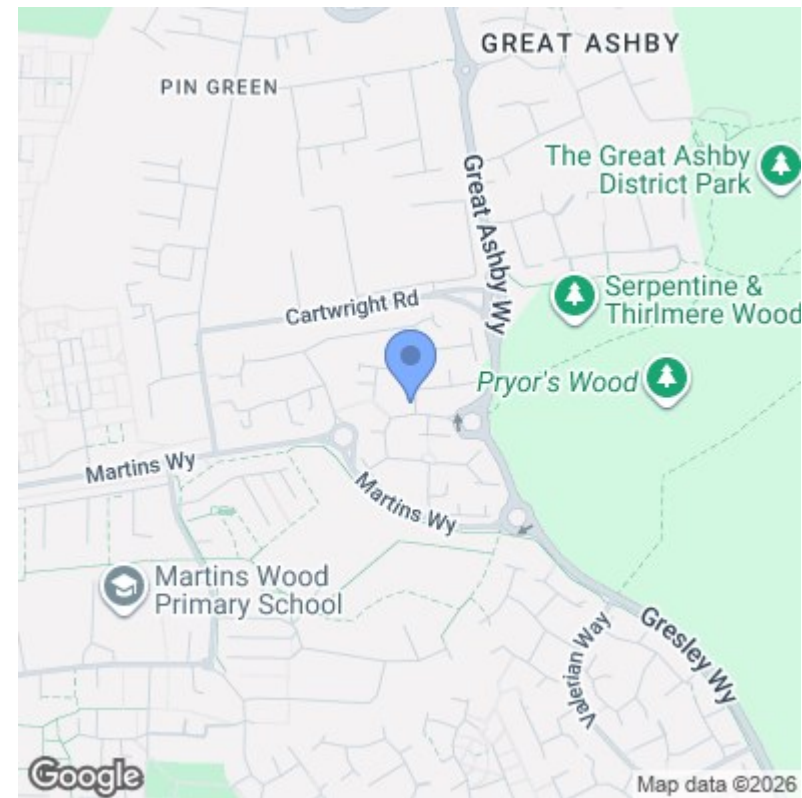
**Tenure:**  
Leasehold. 139 Years remaining  
Ground Rent: £253 per annum  
Service Charge: £1,740.61 per annum

## Ground Floor

Approx. 47.8 sq. metres (514.2 sq. feet)



Total area: approx. 47.8 sq. metres (514.2 sq. feet)



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
- 3: Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
- 4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
- 5: To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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