



£174,995



**** OFFERED CHAIN FREE **** Ideal first time buyer or Buy To Let opportunity with a yield in excess of 6% this well presented One bedroom 1st floor flat situated within a private block. Features include Fischer electric radiators, upvc double glazing, generous lounge/dining room with double wardrobe, fitted kitchen with oven and hob, a decent bedroom with wardrobe, bathroom with shower. Outside is a small storage area and an allocated parking space. Early viewing recommended. Council tax band B. Approx. 90 years lease remaining. Peppercorn Ground Rent. Service charge £238.13 for 2024/2025 EPC D.



33 Bradman Way, Stevenage, SG1 5RE

ch@ndlers
independent property specialists

Signature

Entrance hall

Part glazed front door. Stairs to 1st floor landing. Wall mounted electric consumer unit.

1st floor landing

Fitted carpet to stairs and landing. Fischer electric radiator. Access to loft space. Wall mounted thermostat.

Lounge/dining room 16'4" x 11'9" (5.00m x 3.59m)

Upvc double glazed window to rear. Fischer electric radiator. Fitted carpet. Built-in double wardrobe with hanging rail and shelving. Wall mounted thermostat. Dimmer switch. TV aerial point. Phone point.

Kitchen 11'11" x 5'10" (3.65m x 1.78m)

Upvc double glazed window to rear. Range of fitted base and wall units with white high gloss door fronts and ample work surfaces. Inset single bowl single drainer stainless steel sink unit with mixer tap. Ceramic tiled splash areas. Built-in 'Zanussi' oven, 'Beko' ceramic 4 ring electric hob with extractor over. Washing machine. Space for fridge/freezer. Vinyl flooring.

Bedroom 12'9" x 8'10" (3.91m x 2.71m)

Upvc double glazed window to front. Fischer electric radiator. Fitted carpet. Built-in double cupboard with hanging rail, shelving and hot water tank. Wall mounted thermostat.

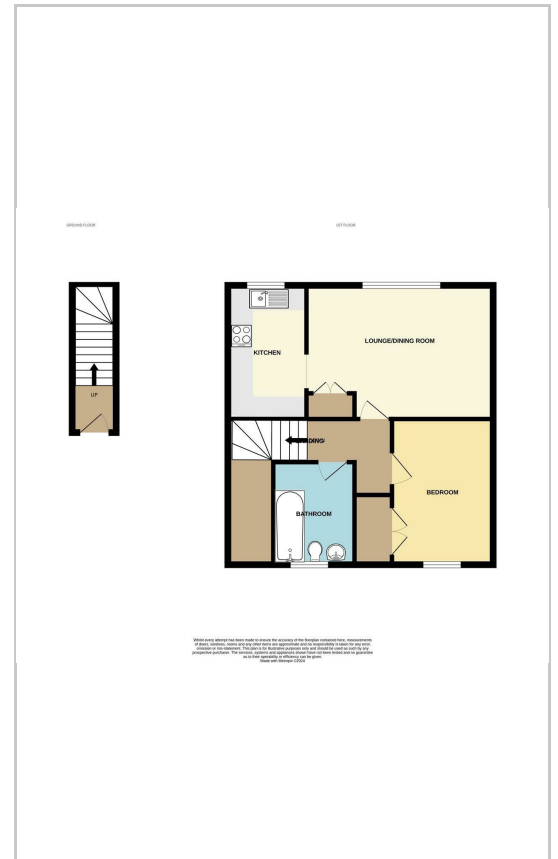
Bathroom 6'10" x 6'0" (2.09m x 1.83m)

Upvc double glazed window to front. Bath with mixer tap, 'Triton' shower over with height adjustable shower head and side screen. Push button low flush WC and wash basin with mixer tap. Ceramic tiling to walls. Vinyl flooring. Wall mounted 'Dimplex' convector heater. Wall mirror with light/shaver point over.

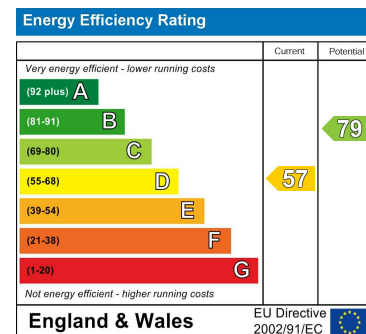
Outside

Small storage area at the front. Allocated parking space.

Floor Plans



Energy Efficiency Graph



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