







3 Broughton Court

Wychdell, Stevenage, SG2 8JF
£195,000

 1 Bedrooms

 1 Bathrooms

 1 Reception Rooms

 EPC Rating Band C

A rarely available ground floor one bedroom purpose built apartment ideal for First Time Buyers or Investors where the gross yield is approximately 6%. Positioned within a quiet cul-de-sac with allocated parking this property is situated on the edge of Broadwater within Southern Stevenage.

There is a communal secure entrance with intercom, the apartment has a central hallway with storage cupboard that leads to a large sitting room which is part open plan into a dining area and kitchen. The bedroom is a good size and there is a bathroom also off the hall.

This wonderful apartment also benefits from double glazing and gas central heating. Outside is allocate parking as well as communal gardens. EPC Rating C

Lease Details: 125 Years from 25th March 2004 (104 Years Remaining)

Ground Rent 2024; £120 PA

Monthly Service Charge 2024; £47.19 Per Month

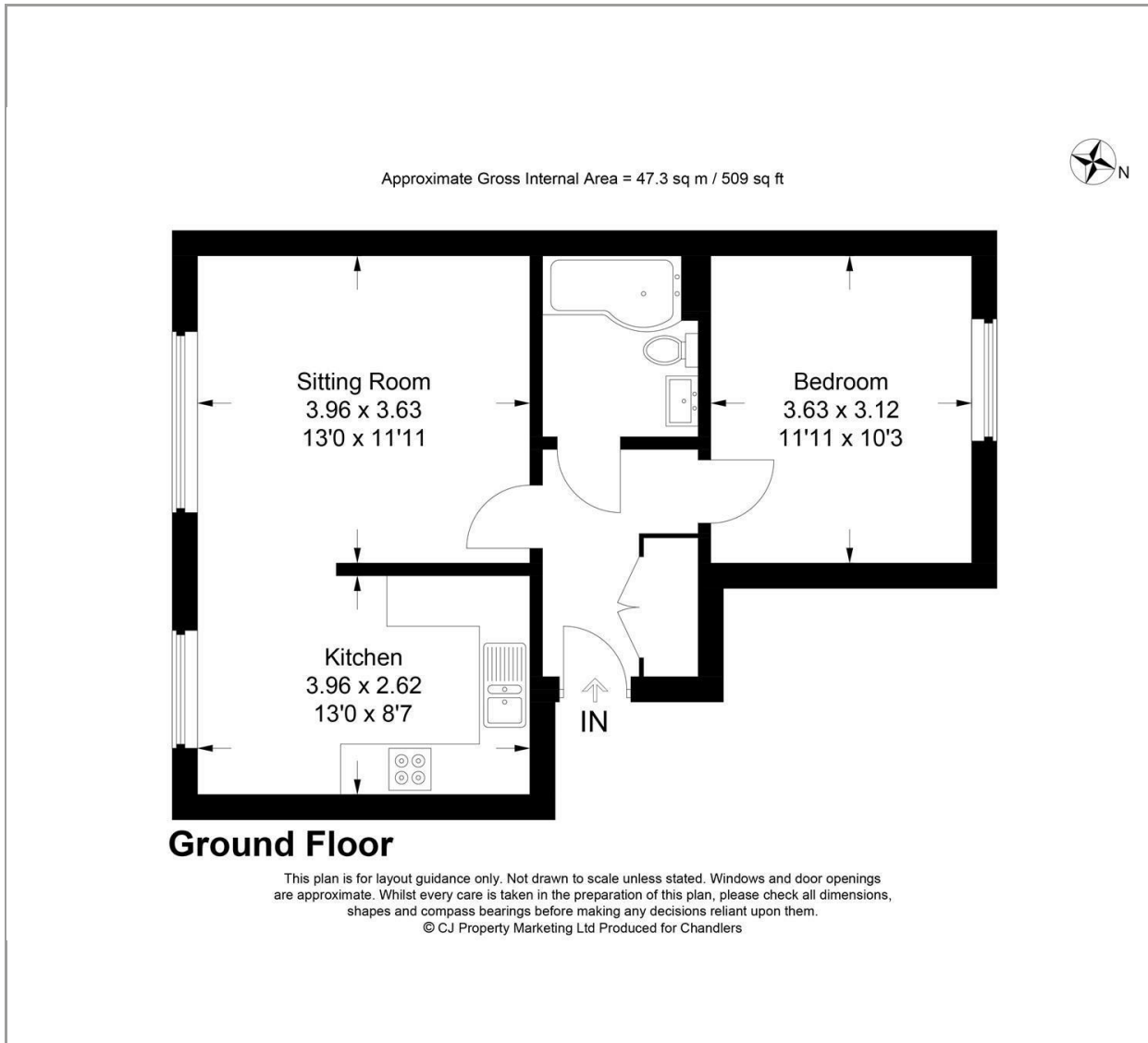
Local Authority; Stevenage Borough Council

Council Tax Band B

- Ground floor 1 bedroom apartment
 - Purpose built block
 - Allocated Parking
 - Large sitting room
- Open Plan Dining room / Kitchen
 - Gas central heating
 - Double Glazed
 - Communal grounds
 - Cul-de-sac location







Additional/Material Information

- Local Authority is Stevenage Borough Council
- Council Tax Band B
- Tenure – Leasehold
- Mains Gas, Water, Electricity



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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