






16 Lapwing Rise

Stevenage, SG2 9NH
£150,000

 1 Bedrooms

 1 Bathrooms

 1 Reception Rooms

 EPC Rating Band C

A first floor apartment that has recently been refurbished and offered for sale in very good internal order. Located within this popular road on the outskirts of Stevenage with access to local facilities as well as the Old and New towns of Stevenage. The property also benefits from being offered with no upper chain.

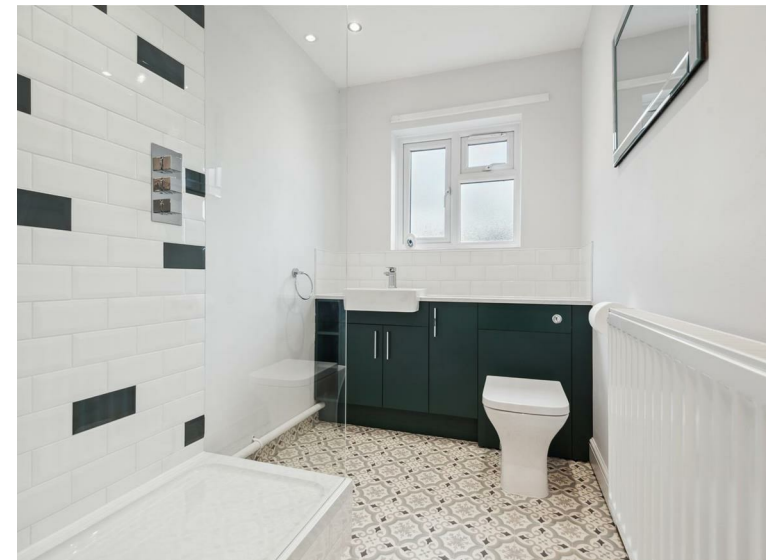
Accessed via a communal entrance with stairs leading to the first floor entrance, a central hallway provides access to all the rooms as well as loft access and airing cupboard housing the gas fired boiler (Replaced in 2024). An open plan kitchen / sitting room provides an open and airy living area with fitted breakfast bar there is also a double bedroom and re-fitted shower room. (EPC Rating C - Stevenage Borough Council Band B)

Lease Details - Remaining Lease 90 Years up to 31st January 2115, Annual Ground Rent £10 PA, Annual Service Charge £803.89. These have been obtained via the seller and should be verified via a solicitor in the course of any purchase.

Please note - The property is subject to a Section 20 Notice with outstanding works of which the seller is willing to negotiate a contribution. Further details available on request.

- First floor apartment
- Recently Refurbished
 - Entrance Hall
- Open Plan Kitchen/ sitting room
 - Double Bedroom
- Refitted Shower room
 - New Boiler 2024
 - Epc Rating C





Additional/Material Information

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

Approximate Gross Internal Area = 32.7 sq m / 352 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	73
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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