



East Terrace, Kings Road, Stevenage, SG1 1AU

£68,000



1



1



1



# East Terrace, Kings Road, Stevenage

40% Share | 100% Ownership Available | Beautifully Presented | First Floor | 191 Year Lease | Communal Gardens and Terrace

A stunning one bedroom, first floor apartment in the popular East Terrace development, Kings Road, Stevenage.

Available to purchase at a 40% share or full ownership and just a 4 minute walk to Stevenage Mainline Train Station this apartment is perfect for commuters, first time buyers and investors!

The property comprises an entrance hall leading to an open plan living area and kitchen with integrated appliances, a master bedroom with space for storage and main bathroom.

The block is serviced by both lift and stair access, secure entry video system, bike storage, visitor parking, a communal roof terrace and communal roof gardens.

The lease length is 199 years from January 1st 2016 (191 years remaining), the monthly service charge is £162.43 and rent for the remaining 60% share is £257.44 per month.

The property is also available to purchase at full ownership for £170,000.

Annual rent: £2,820, reviewed annually, based on the purchase of a 40% share.

Annual service charge: £1,980, reviewed annually. This includes £300 annual ground rent and buildings insurance. The Council Tax Band is a B with Stevenage Borough Council.







**Entrance and Communal Block**

The apartment block is fitted with a secure entry video system, there is barrier access to the car park where there are visitor parking bays, bicycle storage and multiple bin stores. Two entrance doors to the main block with stair and lift access. A communal roof terrace is available on the third floor of East Terrace or communal gardens via West Terrace.

**Entrance Hall**

3'7" x 13'5"  
Wooden entrance door, wooden laminate flooring, electric radiator door to open plan living area, bedroom and bathroom. Good sized storage cupboard housing water tank.

**Open Plan Living**

14'9" x 12'4"  
Double glazed window, wooden laminate flooring, fitted electric blinds, tv aerial, range of fitted wall and base gloss kitchen units with counter top, integrated slimline dishwasher, integrated fridge/freezer, integrated washing machine, integrated electric hob with extractor over and splashback, stainless steel sink with mixer tap, electric radiator.

**Bedroom**

10'10" x 9'5"  
Double glazed window, wooden laminate flooring, electric radiator, electric fitted blind, space for storage.

**Bathroom**

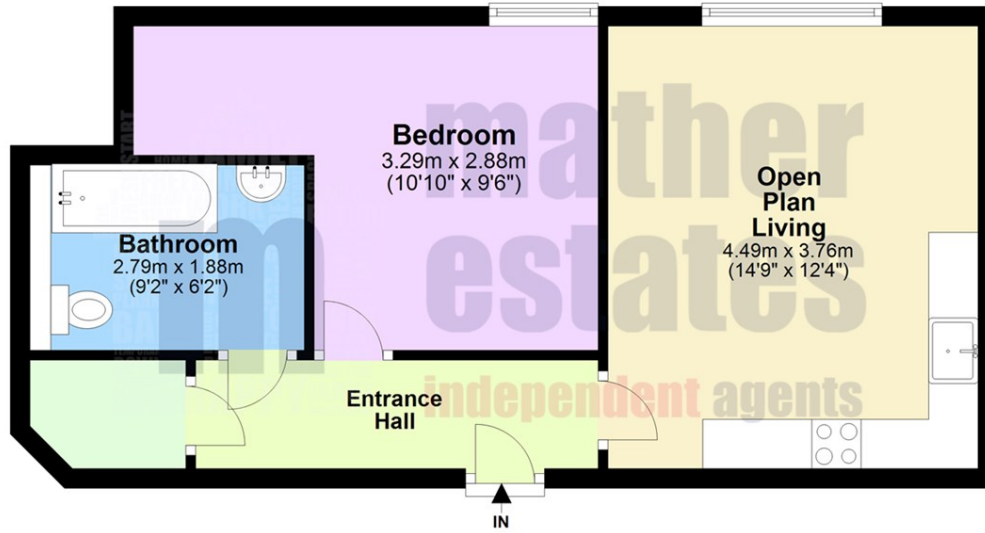
6'2" x 9'2"  
Tiled flooring, tiled walls, panel bath with glass shower screen and shower over, dual flush WC, wash hand basin with mixer tap and tiled splashback, light with shaver port, extractor fan, electric towel radiator.

**Disclaimer**

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.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

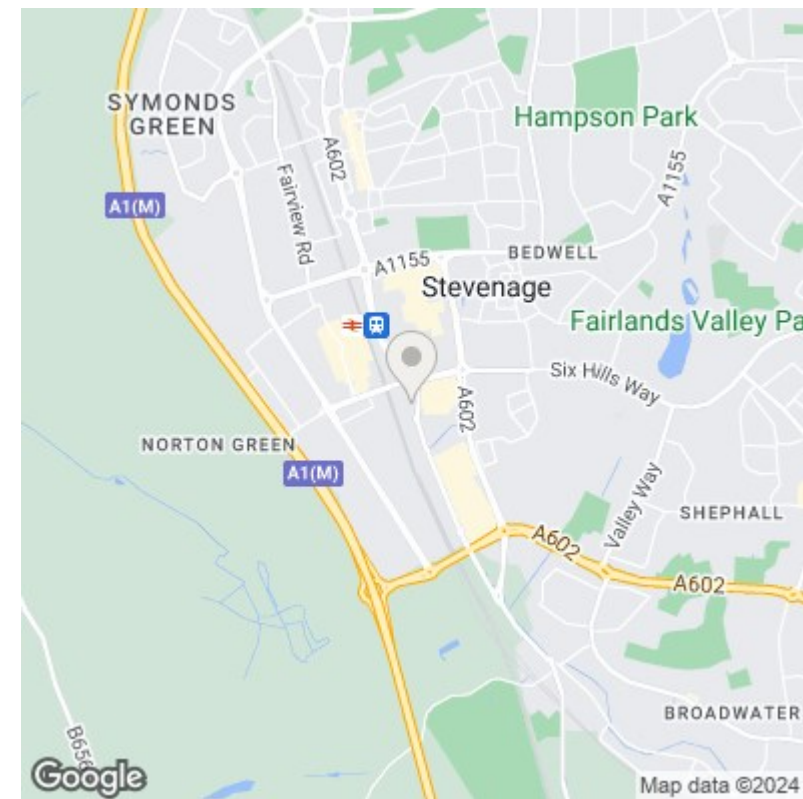


## Ground Floor



Total area: approx. 41.5 sq. metres (446.2 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	65
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	65
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

129 High Street, Old Town, Stevenage, Herts, SG1 3HS  
01438 748007 | stevenage@matherestates.com