



High Plash, New Town, SG1 1JG

£120,000

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Cutty's Lane

Sold with Tenants in Situ | One Bedroom | Cash Buyers Only | Combination Boiler | 83 Year Lease

Offered to the market with paying tenants in situ is a one bedroom, seventh floor apartment near to Stevenage Town Centre. The property generates a current yield of 9% .

The one bedroom apartment is neutrally decorated throughout with modern bathroom fittings and kitchen with appliances. There is a secure entry system to the property with lifts and stairs to all floors.

The tenants have been in situ for over 4 years paying a rental figure of £900pcm. More information regarding the management of the tenancy can be requested.

The current remaining lease on the property is 83 years with an ground rent of £10 and the annual service charge for the period 2023-2024 was £1250.96.

The property is compliant with all current rental legislations with records of yearly gas safety certificates, a valid EICR (electrical installation condition report) and half yearly property inspections.

Conveniently located next to Stevenage Town Centre the property is ideal for commuters with Stevenage Mainline Train Station a short walk away. The property overlooks the Town Centre Gardens and St Andrew and St George Church.



Hallway

Entrance via wooden door, radiator, doors to bathroom, bedroom and living area.

Bedroom 1

11'11" x 10'11"

Double glazed window, carpet, radiator.

Lounge/Diner

15'6" x 14'7"

Double glazed windows to front and side aspect, wooden laminate flooring, radiator.

Kitchen

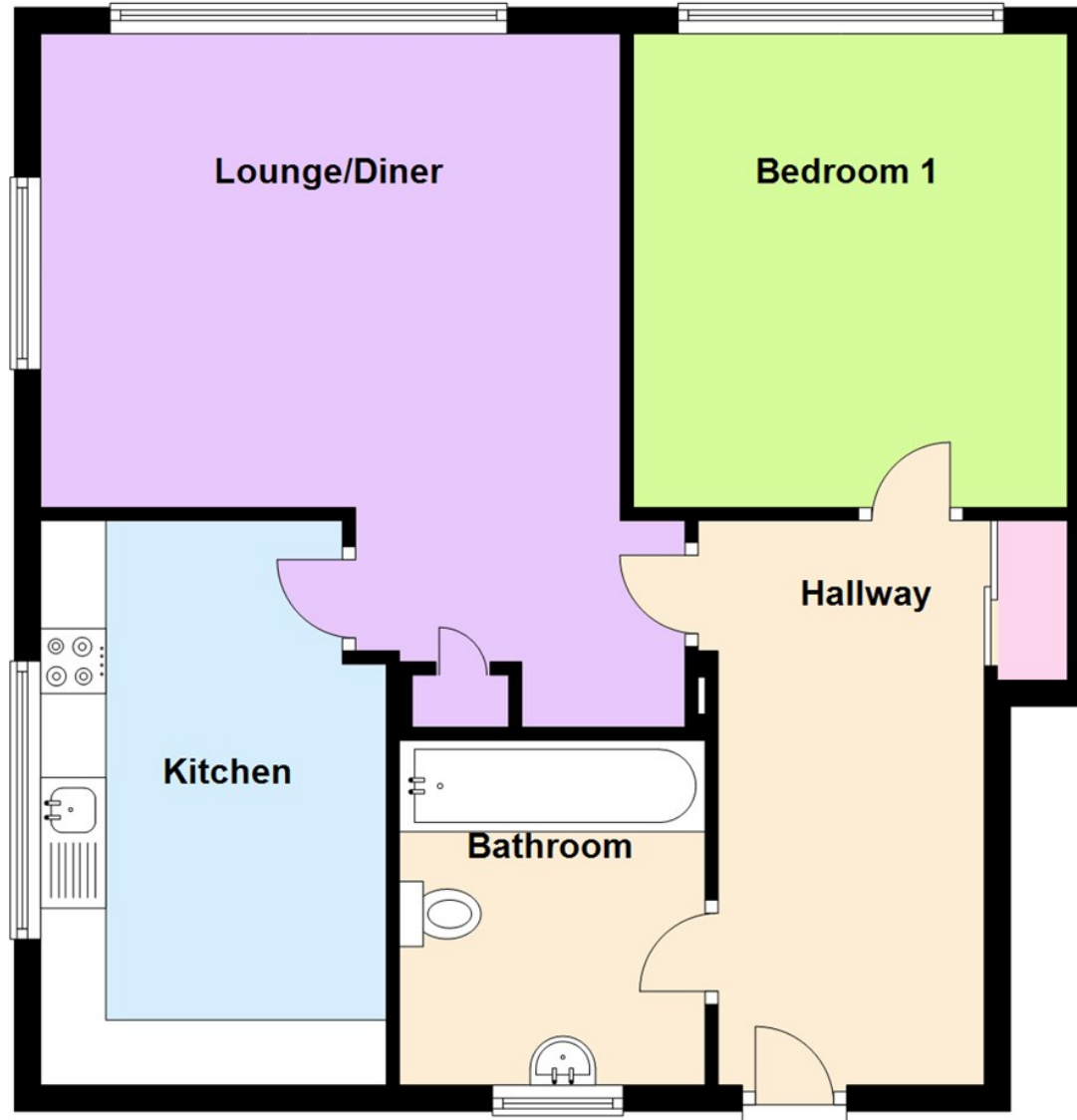
14'2" x 8'8"

Double glazed window to side aspect, range of wall and base units with counter top, tiled splashbacks, stainless steel sink with drainer, freestanding washing machine, freestanding fridge/freezer, freestanding oven.

Bathroom

Tiled flooring, tiled walls, panel bath with shower over, WC, wash hand basin.

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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