



East Terrace, Kings Road, Stevenage, SG1 1AU

£78,750



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# East Terrace, Kings Road, Stevenage

CHAIN FREE | 35% Shared Ownership | Allocated Parking | En-Suite | 194 year lease | Lift Access | Communal Garden and Roof Terrace | Walking distance of Stevenage Train Station

A bright and spacious two Bedroom two bathroom, first floor apartment situated only 0.4 miles from Stevenage mainline train station and Town Centre.

The property comprises open plan living space with modern fitted kitchen and integrated appliances, master bedroom with en-suite shower room, second bedroom and family bathroom with shower over bath.

The apartment further benefits floor to ceiling double glazed windows providing a light and airy feel throughout, allocated parking, lift access, communal garden and terrace.

Rent payment for remaining 65% Share: £363.09pm  
Council Tax band: C with SBC  
Service Charge: £1750pa  
Ground Rent: £300pa  
Lease Length: approx. 194 Years

Stevenage is a town and borough in Hertfordshire boasting extensive travel links across the UK with benefits of both the Historic Old Town and New Town. The Old Town benefits from a good selection of restaurants and cafes, local businesses, Beauty Salons and Schools. The New Town, currently under regeneration, offers a wider range of shopping facilities, Bus Station, Library, Theatre and Arts Centre, Mainline Train Station and adjoining Leisure Complex with various restaurants and entertainment amenities. There is a comprehensive range of schooling throughout Stevenage along with Recreational Grounds, Fairlands Valley Activity Centre, and Stevenage Borough Football Club.

Stevenage Train Station boasts a direct train link to London Kings Cross, Gatwick Airport and Northern Towns such as Leeds and Newcastle. Stevenage offers two access junctions to the A1M, 29 miles from London, and local bus services offering an extensive range of routes to surrounding towns.





**Entrance Hall**  
security video entry phone, two storage cupboards.

**Living Area/Kitchen**  
19'5 x 11'5  
Open plan living area, lounge area with windows to the front. Kitchen area comprising full range of wall and base units with worktops over, integrated fridge freezer and dishwasher, integrated washing machine, inset sink with tap over. Electric oven and hob with extractor over.

**Bedroom One**  
14'6 x 10'4  
Window to front aspect, heater, do to en-suite bathroom.

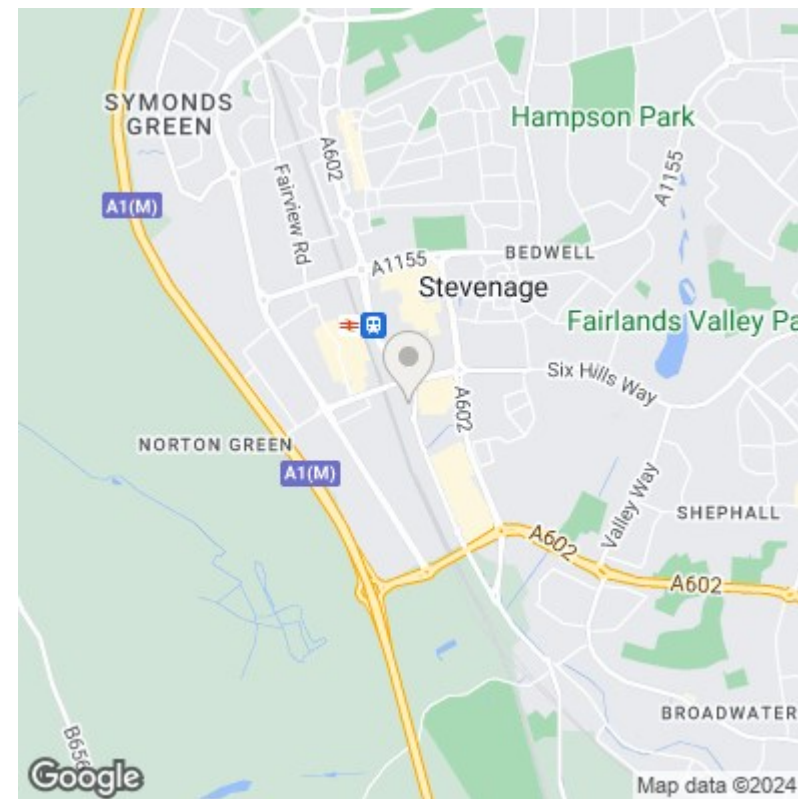
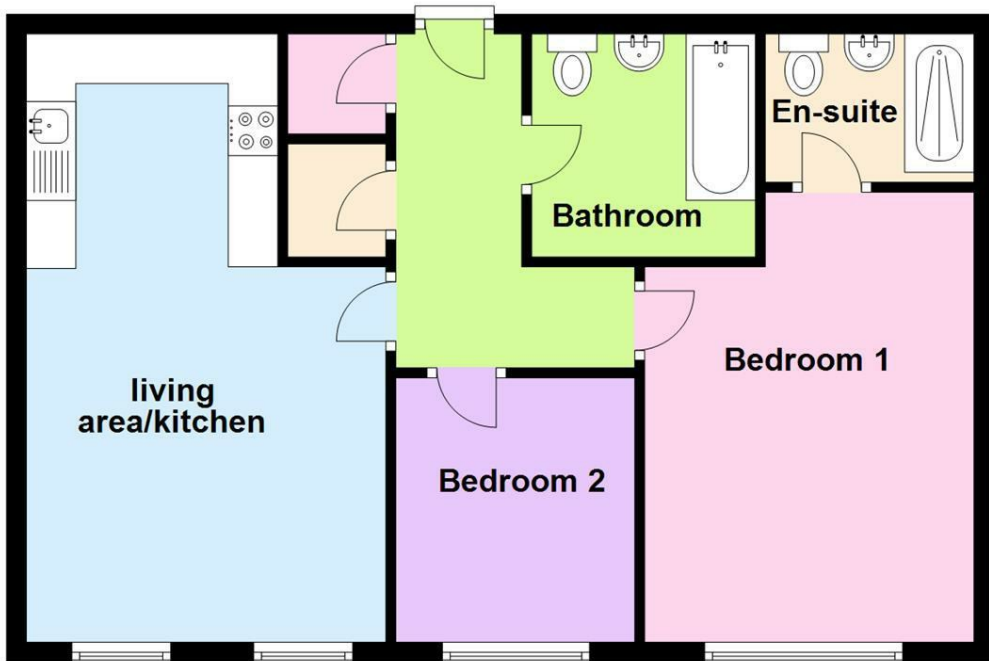
**En-Suite**  
Shower cubicle, low level WC, wash hand basin,

**Bedroom Two**  
7'9 x 7'4  
Window to front aspect, heater.

**Bathroom**  
Modern suite comprising bath with shower over, low level WC, wash hand basin, extractor fan. Part tiled.

**Additional Information**  
Service charge including building insurance: £150 per month.  
Ground rent is £25 per month.  
Rent for the remaining 65% Share is approx. £363.09 per month.  
There are communal gardens and roof terrace as well as one allocated parking space.

**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.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	<b>57</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	<b>61</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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