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6A Popple Way SG1 3TG
£200,000



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Three Bedroom House | Balcony | Close to Train Station | Great Rental Yield (8-10%)

A great investment opportunity, this three bedroom duplex maisonette in the convenient Popple Way of Stevenage being sold CHAIN FREE.

Situated only 0.8 miles from Stevenage Mainline Train Station and 0.5 miles from the Historic Stevenage Old Town and a potential rental income of £1500pcm this property is one not to miss.

The property comprises a good size entrance balcony and entrance hall with WC, modern kitchen with integrated appliances and island, a bright living/dining room with French doors leading to a second balcony. Stairs to the first floor lead to a master bedroom, second double bedroom with storage, third small double bedroom with storage and bathroom.

The property further benefits from double glazed windows, ample storage.

The council tax band is a B Stevenage Borough Council.

The lease term is from and including 3rd June 2019 and 2nd June 2144. (Currently 120 years remaining)

The annual ground rent is £10pa and the annual service charge is £1052.16pa which are paid quarterly. The previous quarter 1 April - 30 June 24 equalled £265.54.







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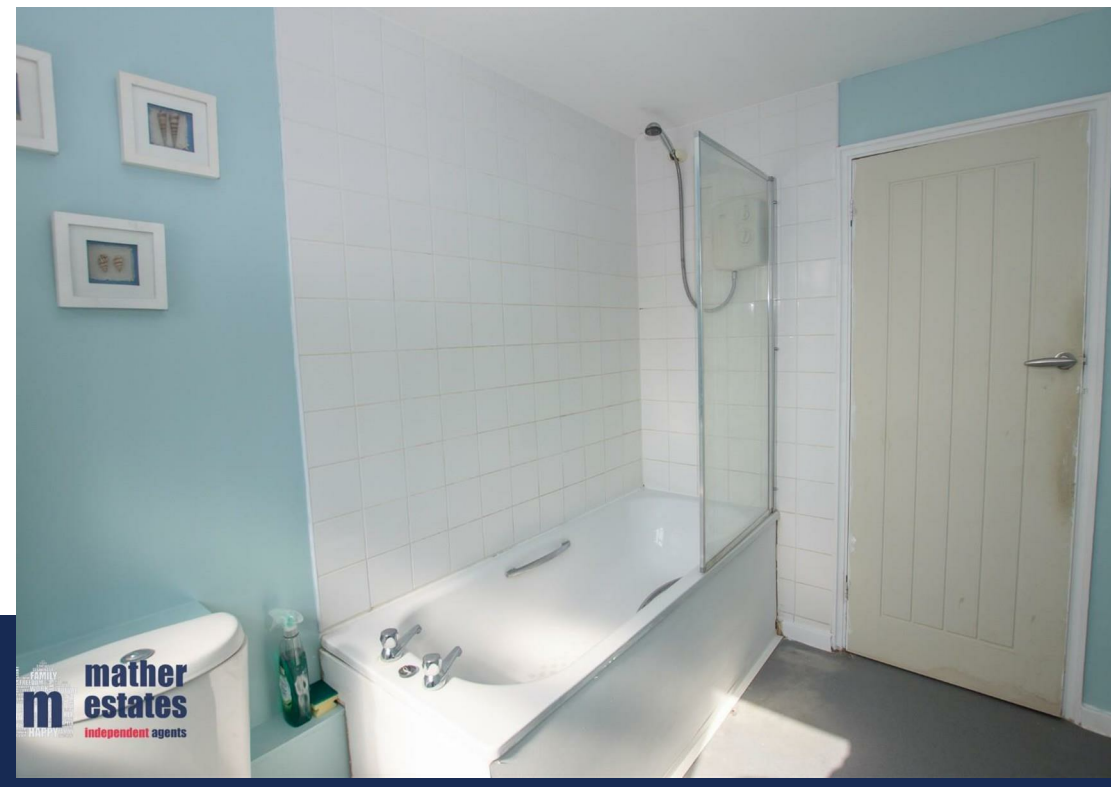
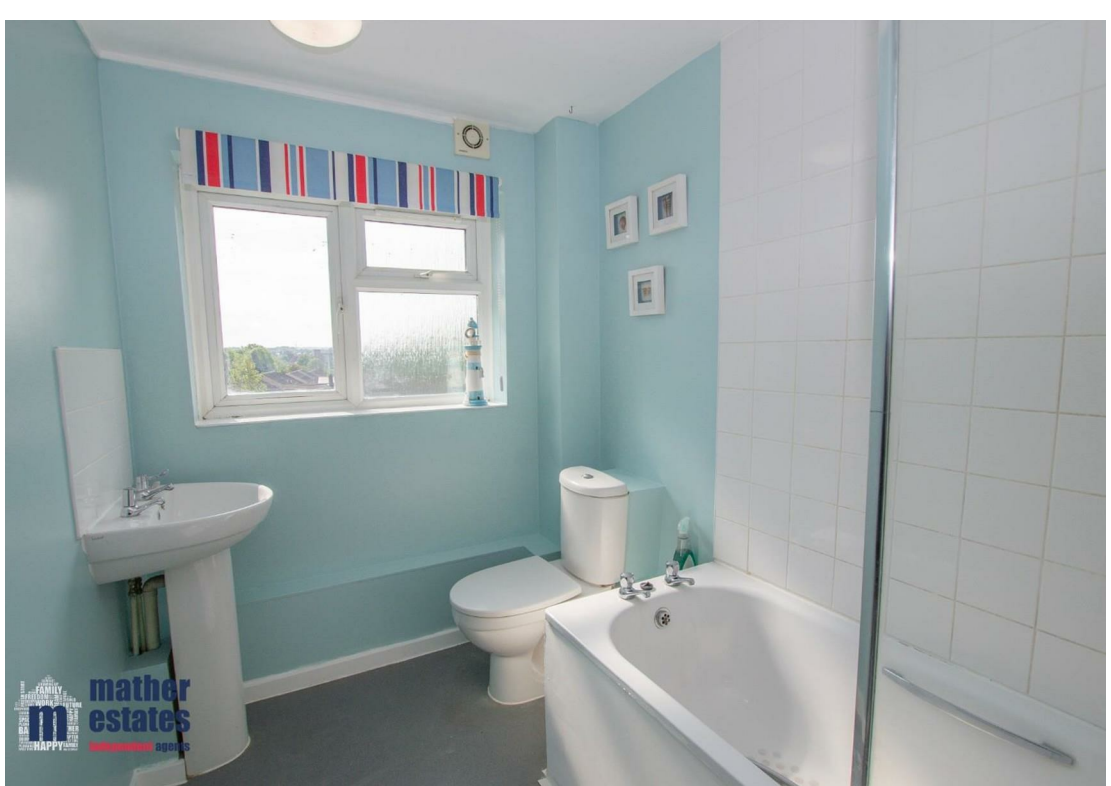
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Front

Balcony, enclosed by wooden fence and gate, entrance via steps.

Entrance Hall

Entrance via wooden double glazed front door, wooden laminate flooring, door to WC, entrance to living/dining room, entrance to kitchen, stairs to first floor.

WC

5'5" x 2'7"

Double glazed window to front aspect, WC, wooden laminate flooring.

Kitchen

15'9" x 10'1"

Double glazed window to front aspect, wooden laminate flooring, range of wall and base units with worktop, integrated induction hob, integrated electric oven, 1.5 stainless steel sink with drainer, integrated fridge/freezer, freestanding washing machine, under stair storage cupboard, cupboard housing boiler, entrance to living/dining room.

Living/Dining Room

12'3" x 16'11"

Double glazed window to rear aspect, double glazed french doors to the rear, radiator.

Bedroom 1

12'6" x 10'8"

Double glazed window to front aspect, carpet, radiator, fitted sliding wardrobes.

Bedroom 2

15'7" x 8'11"

Double glazed window to rear aspect, carpet, radiator, built in storage cupboard.

Bedroom 3

12'3" x 7'8"

Double glazed window to rear aspect, carpet, radiator, built in storage cupboard.

Landing

6'0" x 7'8"

Double glazed skylight, carpet, two storage cupboards, doors to bedrooms, door to bathroom.

Bathroom

9'6" x 5'11"

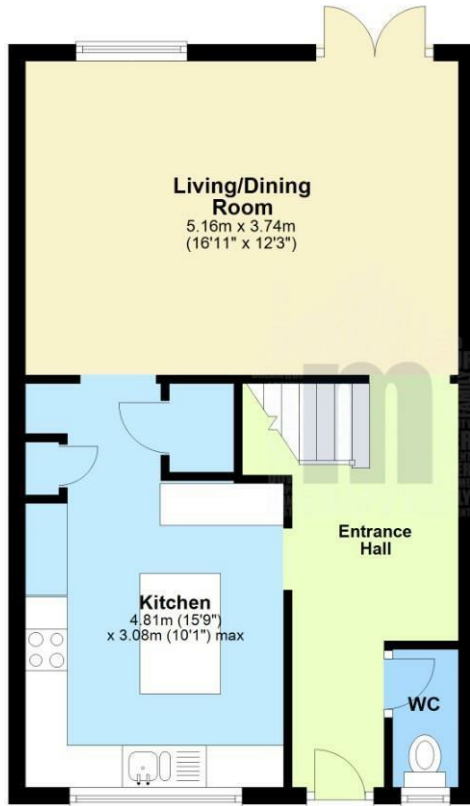
Double glazed window to front aspect, vinyl flooring, radiator, dual flush WC, wash hand basin, panel bath with shower over and tiled surround.

Lease and Charges

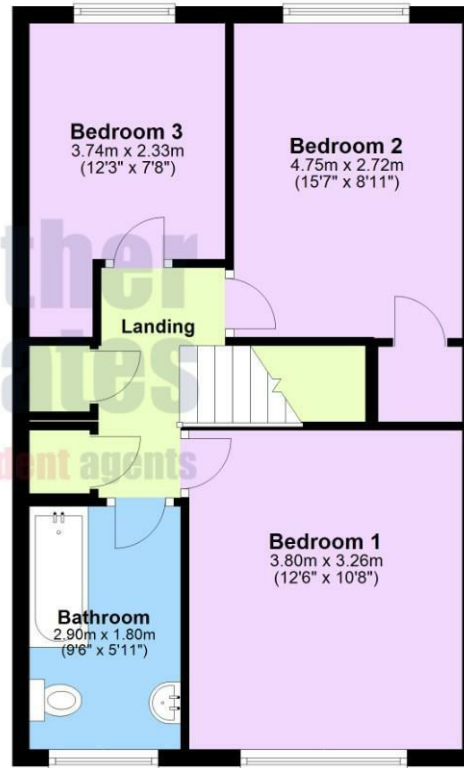
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Ground Floor



First Floor



Total area: approx. 89.4 sq. metres (962.3 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	78
	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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	70	78
	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.

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