



Prestatyn Close, Stevenage, SG1 2AR

£210,000



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# Prestatyn Close, Old Town

Chain Free | Ground Floor Flat | 123 Year Lease | Two bedrooms | Old Town Location

Offered to the market Chain Free is a spacious two bedroom ground floor flat in Prestatyn Close, Stevenage.

Situated a stones throw from Stevenage Old Town High Street, the property is conveniently located a 1.3 Mile Walk from Stevenage Mainline Train Station and 1.1 mile walk from Lister Hospital.

The property comprises a wide entrance hall leading to an open plan living/dining room, separate kitchen with appliances, double bedroom, good sized second bedroom and bathroom.

Externally there is a plentiful communal carpark and bin storage.

The property further benefits from double glazed windows and an EICR (Electrical installation condition report).

The lease term was renewed in March 2022 to 125 years with a current remaining lease of 123 years.  
The annual ground rent is £300pa, paid half yearly.  
The annual service charge is £780pa, paid monthly.  
The water bill charges are communal and paid half yearly. The bill for October 23 to March 24 was £107.15.  
The council tax band is B with Stevenage Borough Council.





**Communal Entrance**

Entrance via secure entry system, communal hallway, private front door entrance.

**Entrance Hall**

9'11" x 4'0"  
Entrance via wooden front door, storage cupboard housing water tank, doors to bedrooms, bathroom and open plan living.

**Living/Dining Room**

13'9" x 14'1"  
Double glazed window to rear aspect, wooden laminate flooring, electric storage heater, door to kitchen.

**Kitchen**

7'9" x 8'11"  
Double glazed window to rear aspect, range of base kitchen units with counter top, stainless steel sink with drainer, freestanding electric hob and oven, freestanding washing machine, space for fridge/freezer, vinyl flooring, extractor fan.

**Bedroom 1**

9'1" x 12'5"  
Double glazed window to front aspect, carpet, electric storage heater.

**Bedroom 2**

7'0" x 11'1"  
Double glazed window to front aspect, carpet, electric storage heater.

**Bathroom**

6'2" x 7'9"  
Double glazed window to side aspect, tiled flooring, panel bath with shower over, wash hand basin, WC.

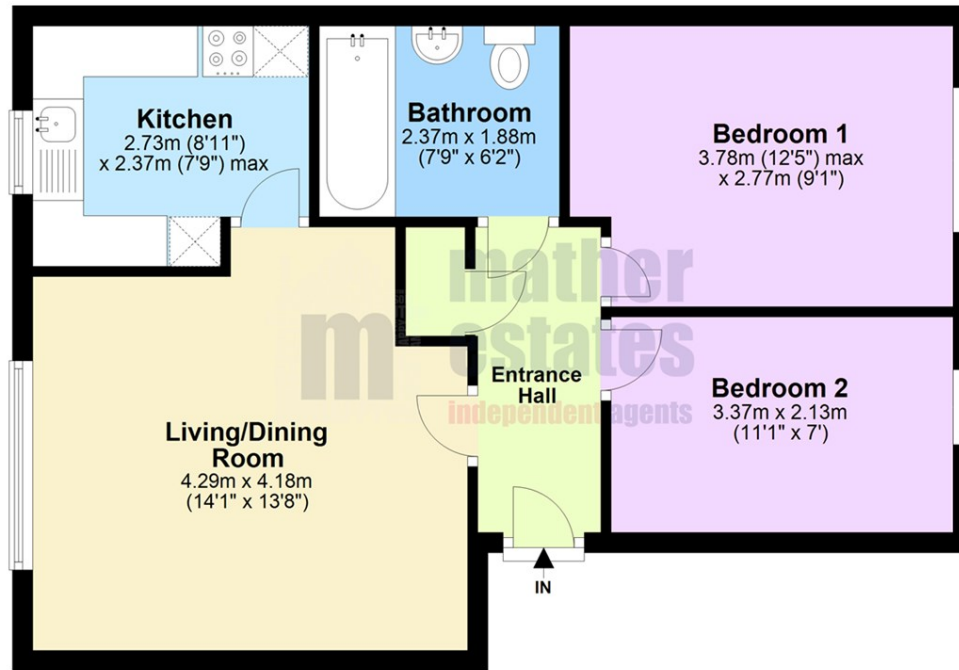
**Disclaimer**

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.

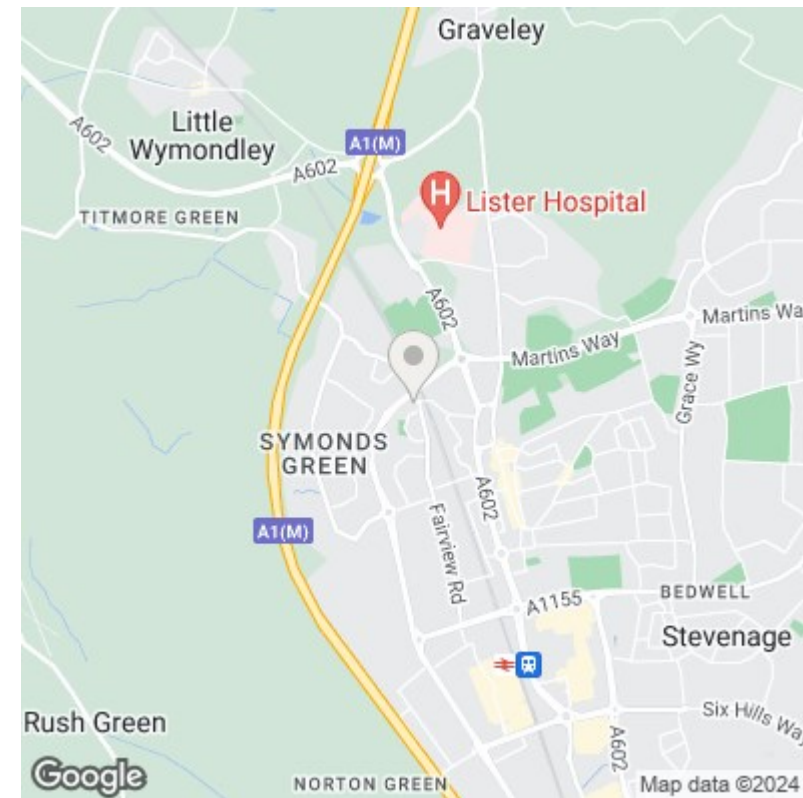
**Charges and Lease**

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## Ground Floor



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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	56	65

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	56	65

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