



Prestatyn Close, Stevenage, SG1 2AL

£220,000



Prestatyn Close, Stevenage

****PRIME LOCATION - LONG LEASE - POTENTIAL 5.5% YIELD****

A two-bedroom ground floor flat located in Prestatyn Close in the desirable area of Stevenage. Built in 1995, this property offers a modern living space that is perfect for first-time buyers or investors looking to expand their portfolio.

The flat features two well-proportioned bedrooms, providing ample space for relaxation and rest. The bathroom is conveniently situated, ensuring ease of access for all residents. The ground floor location not only offers the advantage of easy entry but also a sense of community, as you are close to the vibrant Stevenage Old Town, which is rich in local amenities and character.

One of the standout features of this property is its good lease length, providing peace of mind for potential buyers. Additionally, being chain-free simplifies the purchasing process, making it an attractive option for those looking to move in swiftly.

This flat is a wonderful opportunity to enjoy comfortable living in a sought-after location. Whether you are starting your journey as a homeowner or seeking a reliable investment, this property is sure to meet your needs.





Communal Entrance Hall:

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

Entrance Hall:

Storage cupboard and doors to:

Living Room:

14'1 x 11'1

UPVC double glazed window to rear and door to:

Kitchen:

9'2 x 7'10

Fitted with a range of base and wall units with contrasting roll edge worksurface incorporating single bowl stainless steel sink with mixer tap and drainer, appliance space for cooker, fridge/freezer and washing machine, UPVC double glazed window to rear.

Bedroom One:

11'4 x 9'2

UPVC double glazed window to front.

Bedroom Two:

10'6 x 7'

UPVC double glazed window to front.

Bathroom:

7'9 x 5'1

Three piece suite comprising low level WC, wash hand basin with mixer tap and panel enclosed bath with mixer tap and shower head above, tiled throughout and low level cupboard under sink.

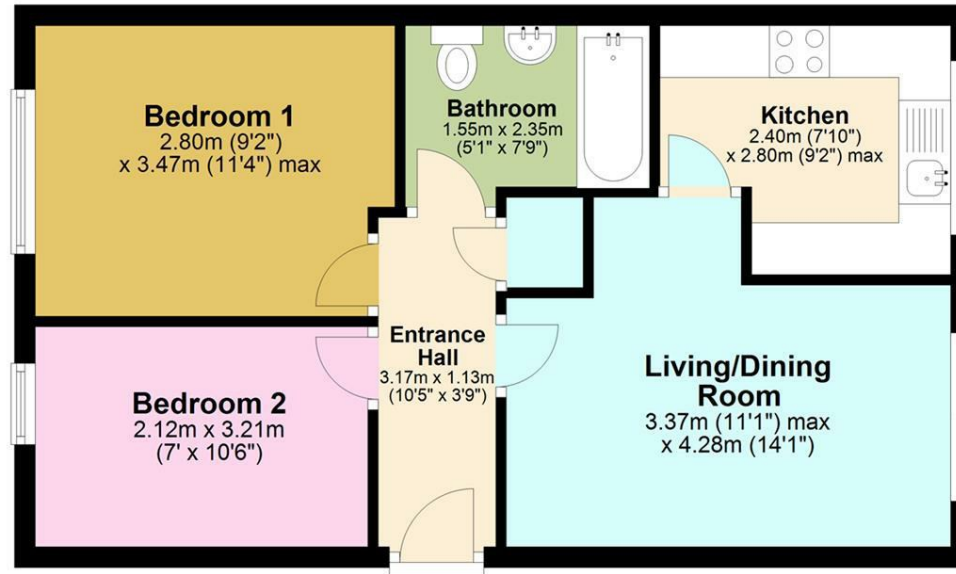
Tenure:

Leasehold. 120 years remaining.

Ground Rent - £250 per annum

Service Charge - £780 per annum

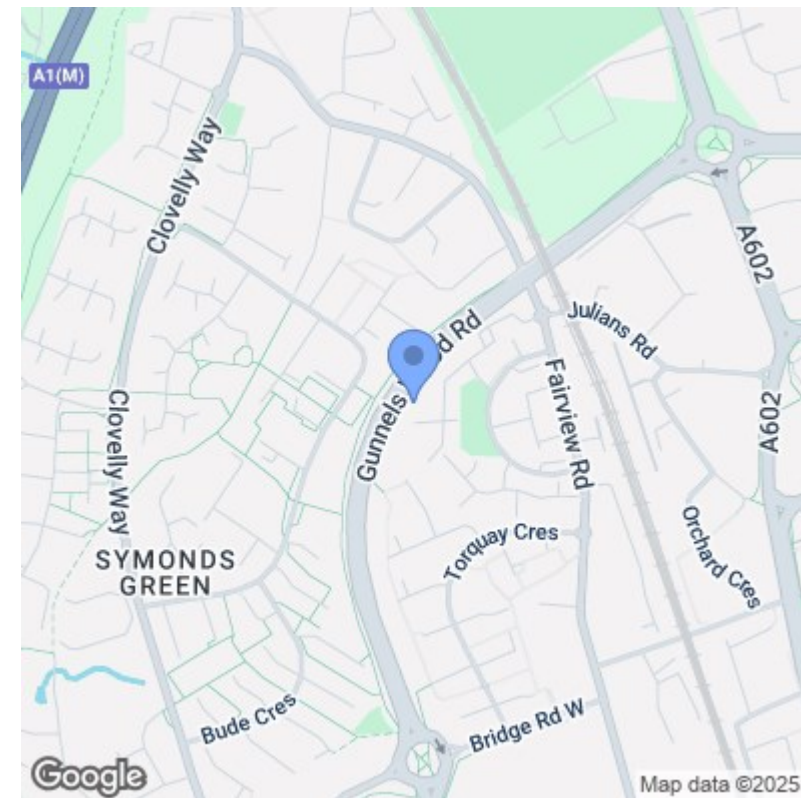
Ground Floor



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.

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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	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	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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