



York Road  
Stevenage | SG1 4HE

AGENT HYBRID



£145,000



Agent Hybrid welcomes to the market, a CHAIN FREE, well presented, First Floor Studio Flat, located in the Pin Green area of Stevenage. An ideal first time or investment purchase. The property is currently let out and achieving £825 pcm. Accommodation briefly comprises of; An entrance hallway, with doors leading to a Modern, Re-Fitted and fully tiled Bathroom. Further doors open to a storage cupboard and a spacious, open plan Lounge and Bedroom area. From here a door leads into the kitchen. Externally, the property benefits from a communal garden area.

**DIMENSIONS**

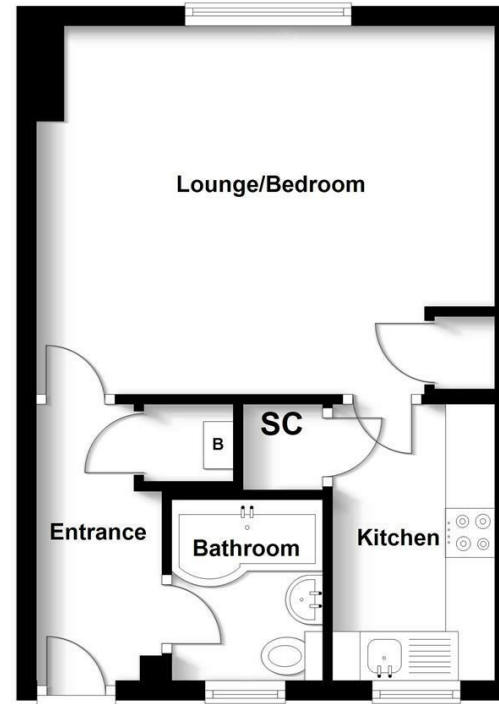
- Entrance Hallway 9'8 x 3'7
- Bathroom 6'1 x 5'1
- Lounge/Bedroom 15'4 x 12'4
- Kitchen 9'3 x 5'5

**N.B.**

Section 20 building works anticipated and estimated IRO £10,000. Current owner to subsidise the cost from proceeds of the sale and to be held on account with solicitors. Remaining Lease approx. 94 years. Service Charge inc Ground Rent approx. £1500.00 per annum.

**First Floor**

Approx. 31.1 sq. metres (334.9 sq. feet)



Total area: approx. 31.1 sq. metres (334.9 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Some sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	65	