



York Road
Stevenage | SG1 4HE

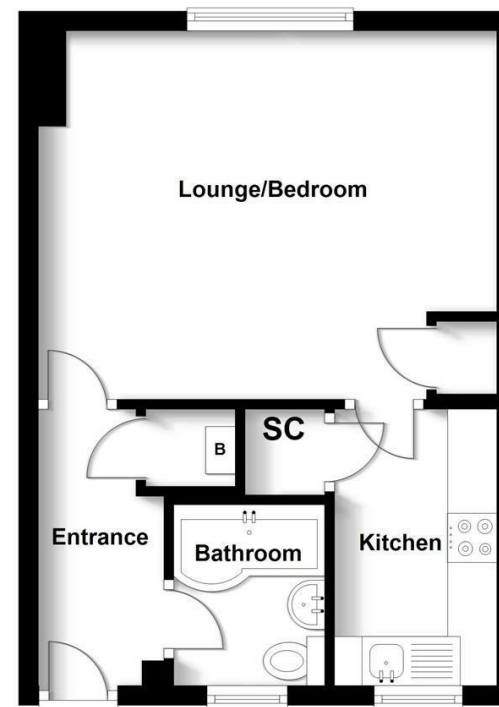
AGENT HYBRID

Offers Over £125,000



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.

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.

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

Agent Hybrid

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