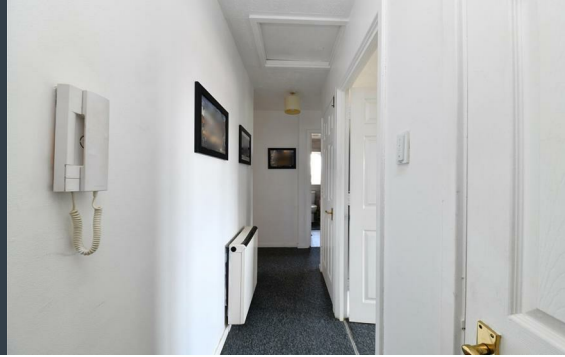




Keller Close
Stevenage | SG2 8BJ

AGENT HYBRID

£200,000 - £215,000



We welcome to the market a Two Bedroom Top Floor Flat, located within easy reach of the town centre and within close proximity to Fairlands Valley Lakes. A phone entry system provides access into the communal entrance, where stairs rise to the top floor. Entering into the entrance hallway, door lead to Two Good Sized Double Bedrooms, the Bathroom and a good-sized Lounge/Diner. An open arch from the lounge leads into the kitchen. Externally, the property benefits from an Allocated Parking Space, visitor spaces and maintained communal grounds. The current occupier has put in motions to extend the current lease to approx. 156 years, transferrable to the new owner upon point of sale. Viewing recommended.

DIMENSIONS

Entrance Hallway

Bedroom 1: 10'7 x 10'2

Bedroom 2: 10'6 x 9'5

Bathroom 7'8 x 4'6

Lounge/Diner 16'0 x 10'6

Kitchen 7'6 x 5'8

N.B.

Current Lease = approx. 68 years

Extended Lease upon point of sale = approx. 156 years.

Service Charge = approx. £148.00 pcm.

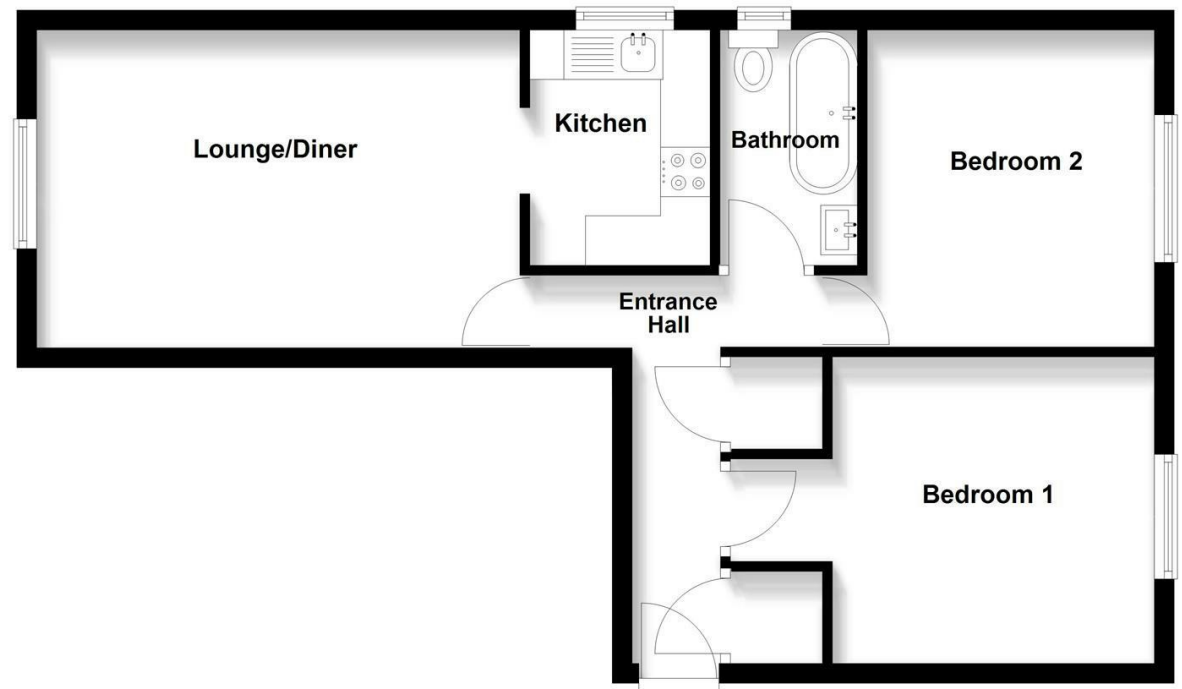
Ground Rent = approx. £308.00 pa.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	

Third Floor

Approx. 53.0 sq. metres (571.0 sq. feet)



Total area: approx. 53.0 sq. metres (571.0 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. Room 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.

Agent Hybrid

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