



West Terrace, Kings Road, Stevenage, SG1 1AW

EXCEPTIONALLY PRESENTED AND CENTRALLY LOCATED Two Bedroom Apartment situated MINUTES WALK to Stevenage Mainline Station with 192 YEARS LEASE REMAINING. Features include, OPEN PLAN Kitchen/Lounge and Dining Area, TWO DOUBLE BEDROOMS, ENSUITE SHOWER ROOM and Fitted Bathroom, Secure Parking Area with Entry Phone System, Lift.

Offers Over £235,000

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- Exceptionally Presented and Centrally Located Two Bedroom Apartment
- Situated MINUTES WALK to Stevenage Mainline Station
- 192 Years Remaining on the lease
- Open Plan Kitchen/Lounge and Dining Area
- Two Double Bedrooms
- Ensuite Shower Room and Fitted Bathroom
- Secure Parking Area with Entry Phone System
- Lift available
- Outside Bin Area
- VIEWING HIGHLY SUGGESTED

Entrance Hallway

3'1 x 10'6 (0.94m x 3.20m)
Tiled Flooring, Smoke Alarm, Consumer Unit, Storage Cupboard, Thermostatic Control.

Kitchen/ Living Room

12'7 x 20'0 (3.84m x 6.10m)
Double Glazed Window to Front Aspect, Laminate Flooring, Spot Lighting, TV Point, Cupboards at Eye and Base Level, Smoke Alarm, Electric Radiator, Halogen Hob and Electric Oven, Built in Fridge/Freezer, Splash Back, Spot Lighting, LED Strip Lighting, Entry Phone System, Extractor Fan, Built in Washer Dryer, Smoke Alarm.

Bedroom Two

9'9 x 8'11 (2.97m x 2.72m)
T.V Point, Double Glazed Door to Front Aspect, Laminate Flooring, Electrical Radiator.

Bedroom One

10'8 x 12'11 (3.25m x 3.94m)
Laminate Flooring, Double Glazed Window to Front Aspect, Door to Ensuite, Smoke Alarm.

Ensuite to Bedroom One

5'4 x 6'9 (1.63m x 2.06m)
Heated Towel Rail, LED Spot Lighting, Wash Basin with Mixer Tap, Low Level WC with Push Button, Double Shower Cubicle, Extractor Fan.

Fitted Bathroom

5'7 x 6'9 (1.70m x 2.06m)
Tiled Flooring, Bath with Mains Shower, Tiled Splash Back, Low Level WC with Push Button, Wash Basin with Mixer Tap, Vanity Cupboard, Shaver Point and Lighting.

Local Information and Lease Information

Local Information
West Terrace and East Terrace is located

close to Stevenage Mainline Station, New Town and Old Stevenage, also with east access to Monkswood retail parks and ASDA 24 Hours Supermarket.

Lease Information

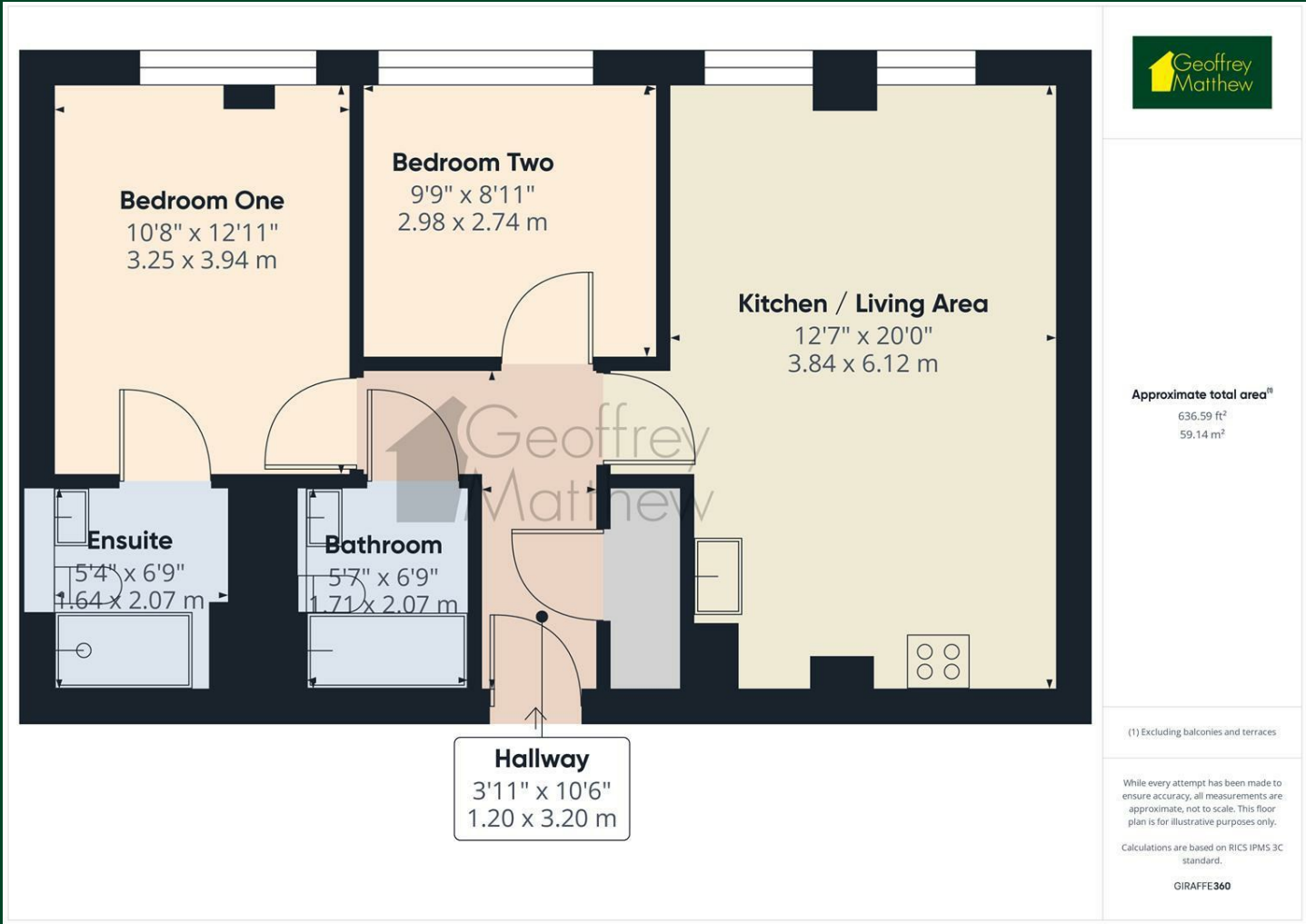
Review period on Ground Rent is every 15 years and the next review period in 2031
EW1S FORM AVAILABLE FOR CLARITY TO LENDERS
192 Years remaining on the lease
Council Tax Band - B
1 Years remain on the NHBC
GROUND RENT - £300 a year works out £25/month
SERVICE CHARGE - £1,134.24 which is £189/month



Directions



Floor Plan



Council Tax Details

B Band

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

