



Derby Way, Martinswood, Stevenage, SG1 5TH

****ATTN LANDLORDS ONLY**** SPACIOUS STUDIO APARTMENT Located in MARTINS WOOD with a Long Term Reliable Tenant paying £630PCM. Features Include KITCHEN/BREAKFAST ROOM, Open Plan Living/Bedroom Area, BATHROOM, 100 YEARS REMAINING ON THE LEASE.

£115,000

Derby Way, Martinswood, Stevenage, SG1 5TH



- ATTN LANDLORD ONLY
- Long Term Tenant in Situ paying £630PCM
- Bathroom
- Spacious Studio Apartment
- Kitchen/Breakfast Room
- 100 Years Remaining on the lease
- Located in Martinswood
- Open Plan Living/Bedroom Area

Entrance Hallway
10'5 x 3'8 (3.18m x 1.12m)

Bathroom
6'8 x 5'5 (2.03m x 1.65m)

Kitchen/Breakfast Room
7'7 x 8'7 (2.31m x 2.62m)

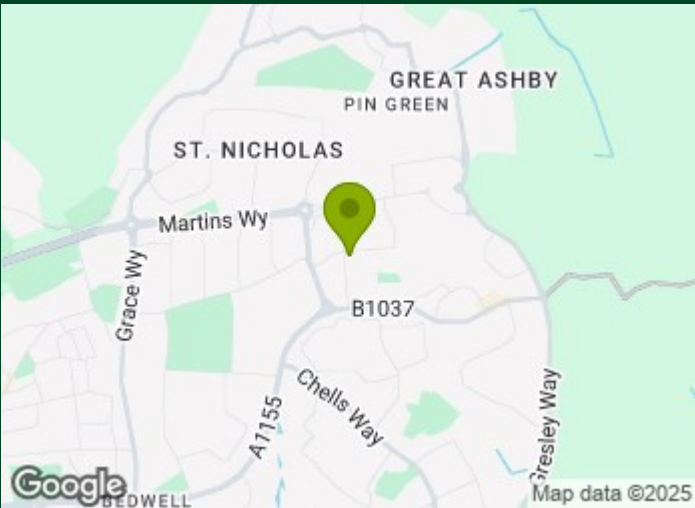
Open Plan Living/Bedroom Area

Local Information and Lease Information

The highly regarded Martinswood is within catchment of Martinswood School and Nobel School, the property is a shortwalk to the Pin Green Shopping area with local bus

services and Cycle Lanes.

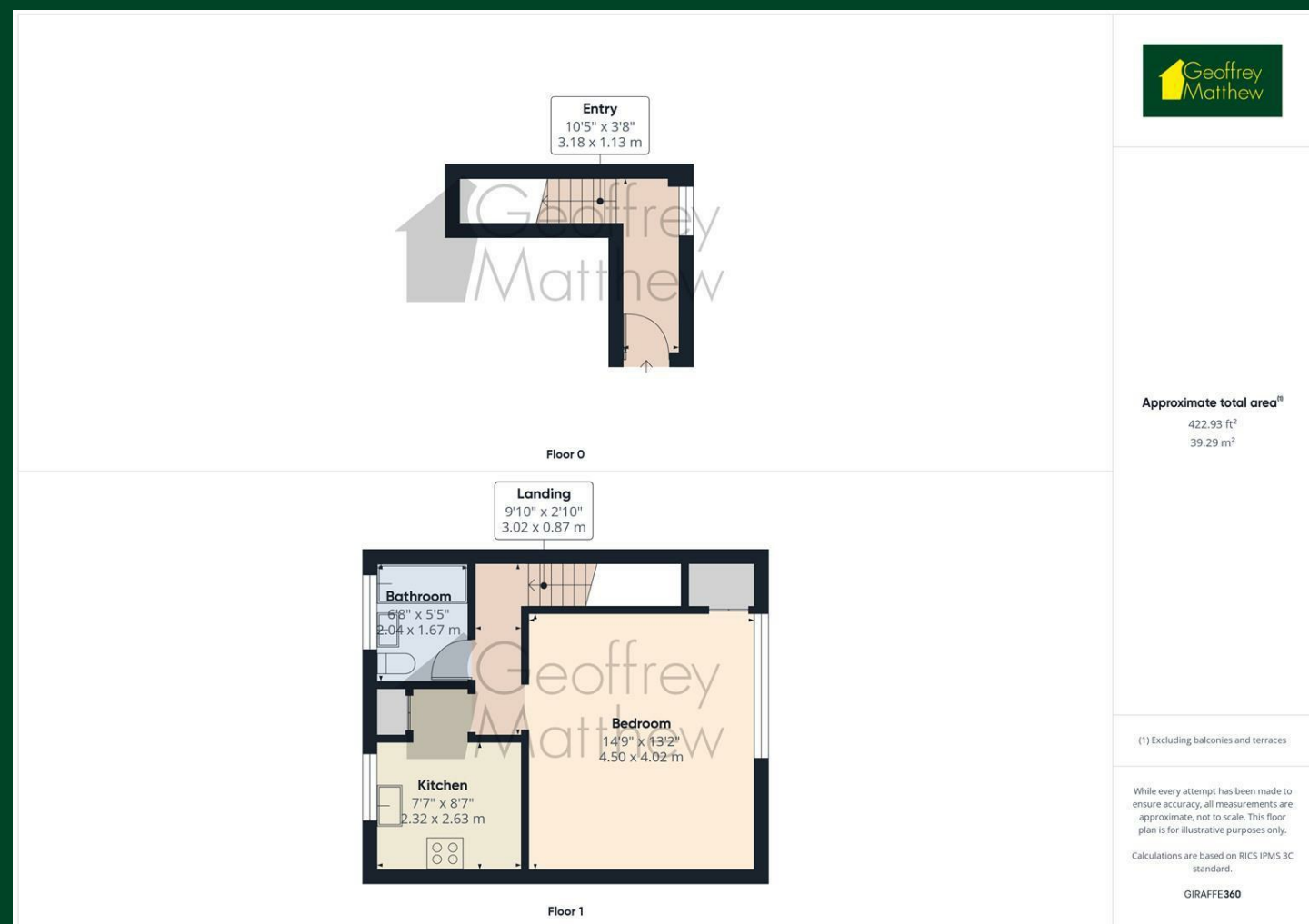
Lease Information
100 YEAR LEASE REMAINING
Annual Service and Maintenance Charge approx £950.00 P/A this includes building insurance.



Directions



Floor Plan



Council Tax Details

Band A

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating

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		

Environmental Impact (CO₂) Rating

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		

Old Harlow: 01279 444988 Email: harlow@geoffreymatthew.co.uk
Great Ashby: 01438 740111 Email: greatashby@geoffreymatthew.co.uk