



Harrow Court, Close to Stevenage Train Station, Stevenage, SG1 1JT

GUIDE PRICE £160,000 - £170,000**CASH BUYERS ONLY** Offering Excellent Rental Yield around 8%, This REMARKABLY PRESENTED and CENTRALLY LOCATED TWO BEDROOM FLAT situated within easy access to Stevenage Old Town, New Town and Stevenage Mainline Station. Features include, Kitchen Area, Lounge, TWO DOUBLE BEDROOMS, Newly Fitted Flooring, Fitted Bathroom, Entry Phone System, HEATING INCLUDED IN THE SERVICE CHARGE, Fantastic Views Over Stevenage, 89 Years Left on the Lease.

Guide Price £160,000

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- CASH BUYERS ONLY Offering Excellent Rental Yield around 8%
 - Lounge Area
 - Fitted Bathroom
 - No Onward Chain
- Remarkable Presented and Centrally Located Two Bedroom 13th Floor Flat
 - Two Double Bedrooms
 - Entry Phone System
- Within easy access to Stevenage Old Town, New Town and Stevenage Mainline Station
 - Newly Fitted Flooring
 - Heating Included in the Service Charge

Entrance Hallway

10'3 x 2'9 (3.12m x 0.84m)
Laminate Flooring, Doors to all rooms, Entry Phone System.

Bedroom One

9'0 x 11'9 (2.74m x 3.58m)
Laminate Flooring, Single Panel Radiator, Storage Cupboard, Double Glazed Window to Side Aspect.

Bedroom Two

5'9 x 13'9 (1.75m x 4.19m)
Double Glazed Window to Rear Aspect, Laminate Flooring, Single Panel Radiator.

Lounge Area

12'5 x 13'0 (3.78m x 3.96m)
Laminate Flooring, Double Glazed Window to Side and Rear Aspect, T.V Point.

Fitted Kitchen

7'1 x 8'6 (2.16m x 2.59m)
Roll Top Work Surfaces, Cupboards at Eye and Base Level, Coved Ceiling, Space for Electric Cooker and Washing Machine and Fridge/Freezer, Double Glazed Window to Rear Aspect, Smoke Alarm Storage Cupboard.

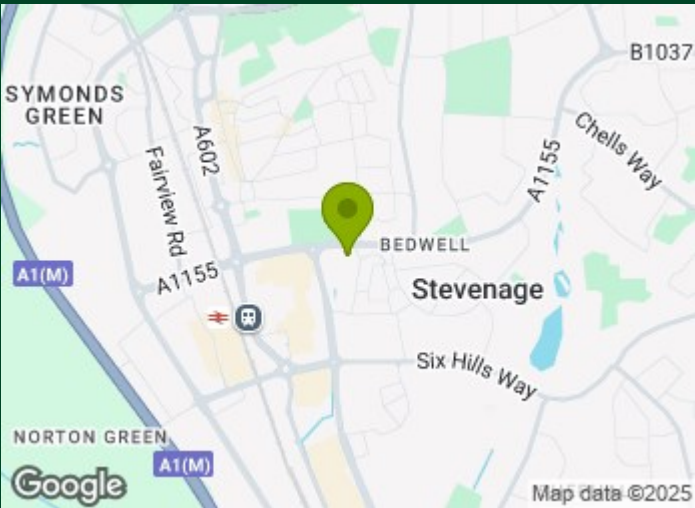
Local Information

This Property is ideally located for walking access to Stevenage New Town and Stevenage Mainline Station, The Bedwell shops are close by as well as the Doctors Surgery and Dental Practise. There is Excellent catchment for Schooling including St Vincent De Paul Catholic School, Bedwell Primary School and the closest being Broom Barns. This Property

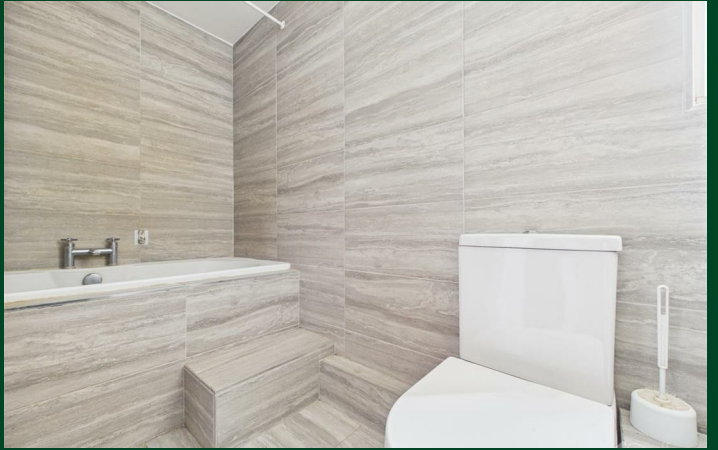
is also close proximity to Fairland Valley Lakes and Town Centre Gardens.

- 89 Years left on the lease.
- Service charge at present is £672.37 every quarter which includes all Heating usage.
- ground rent £2.50 per quarter = £10 per annum.
- Insurance - Buildings.
- Repairs and maintenance inside and outside of the building.
- Contribution towards the completed section 20 works.

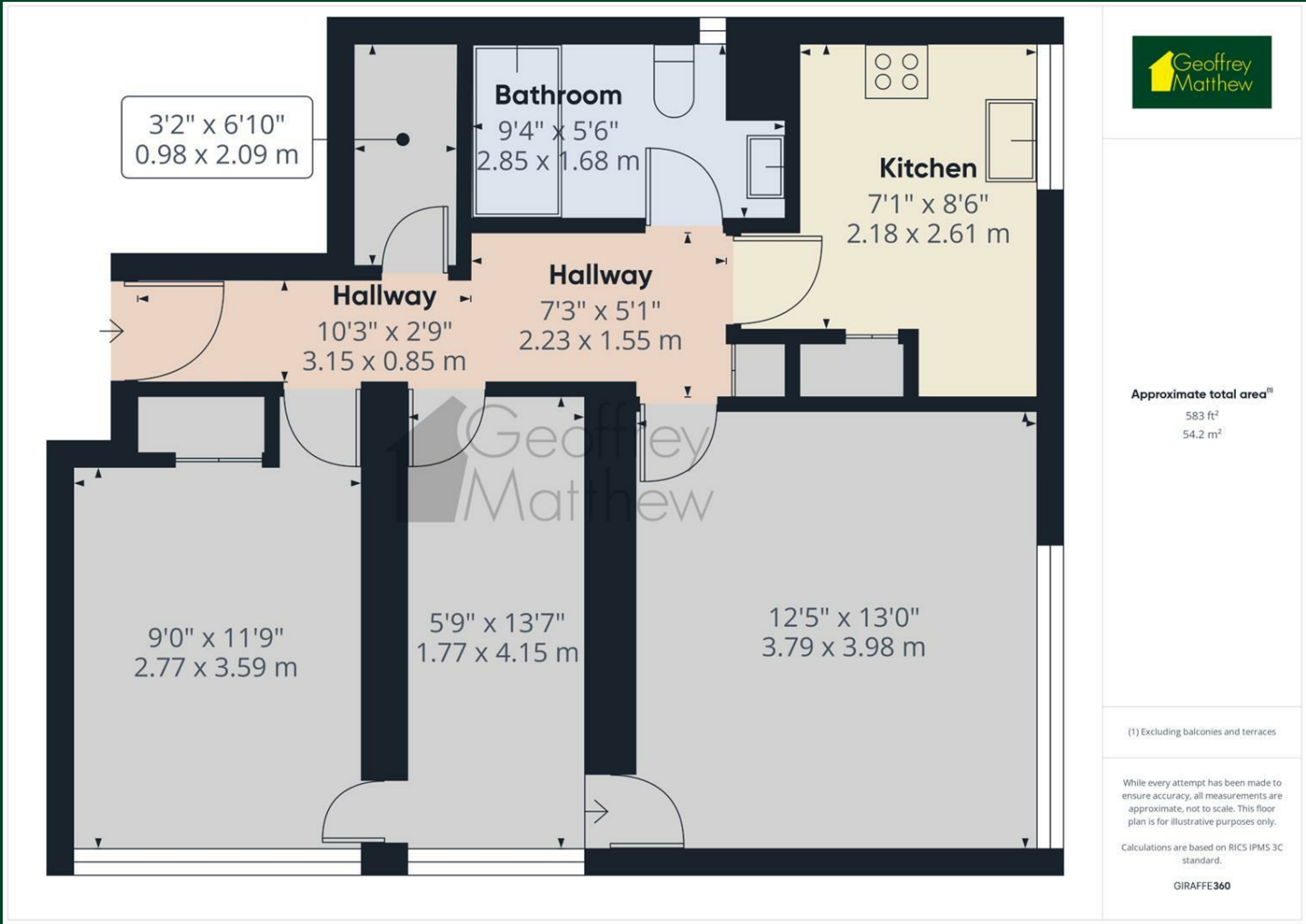
Note section 20 has already been conducted on the building.



Directions



Floor Plan



Council Tax Details

Band B

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.

