



## West Terrace, Kings Road, Stevenage, SG1 1AW

**\*\*SHARED OWNERSHIP 65%\*\***PRIVATETY SITUATED AND CENTRALLY LOCATED SPACIOUS Two Bedroom Apartment with Delightful BALCONY with Magnificent Views situated MINUTES WALK to Stevenage Mainline Station with 190 YEARS LEASE REMAINING. Features include, 18FT OPEN PLAN Kitchen/Lounge and Dining Area, TWO DOUBLE BEDROOMS, Fitted Bathroom, Secure Parking Area with Entry Phone System, Located on the 8th Floor, Lift, OFFERED CHAIN FREE.

66% Shared ownership £136,500

# West Terrace, Kings Road, Stevenage, SG1 1AW



- Private Situated and Centrally Located Spacious Two Bedroom Apartment
- 190 Years Remaining
- Fitted Bathroom
- CHAIN FREE Viewing Strongly Recommended
- Balcony with Delightful Views
- 18ft Open plan Kitchen/Dining and Lounge Area
- Parking Area with Entry Phone System
- Minute Walk to Stevenage Mainline Station
- Two Double Bedrooms
- Situated on the Top Floor (8th Floor)

### Entrance Hallway

18'9 x 4'1 (5.72m x 1.24m)  
Laminate Flooring, Composite Door, Electric Radiator, Smoke Alarm, Cupboard with Water Tank, Heating Control.

### Bedroom One

12'0 x 14'2 (3.66m x 4.32m )  
Fitted Wardrobes, 2 x Velux Window to Rear Aspect, Electric Radiator, T.V Point.

### Fitted Bathroom

12'0 x 14'2 (3.66m x 4.32m )  
Wash Basin with Mixer Tap, Low Level W.C, Bath with Shower Attachment, Tiled Flooring, Tiled Splash Back, Heated Towel Rail.

### Bedroom Two

12'3 x 6'11 (3.73m x 2.11m)  
Laminate Flooring, Velux Window to Front Aspect, Electric Radiator, T.V Point, Smoke Alarm.

### Open Plan Kitchen/Dining Room and Lounge Area

18'6 x 11'6 (5.64m x 3.51m )  
Laminate Flooring, Smoke Alarm, Cupboards at Eye and Base Level, Built in Washer/Dryer, Built in Fridge/Freezer, Halogen Hob, Glass Splash Back, Built in Dishwasher, Velux Window to Front Aspect, T.V Point, Door Intercom.

### Allocated Parking Space

There is one allocated parking space located at the front of the block.

### Lease and Lending 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 no confirmation of increase or decrease has been confirmed from the management company and a Deed Of Variation is available.

EW1S FORM AVAILABLE FOR CLARITY TO LENDERS

190 Years remaining on the lease

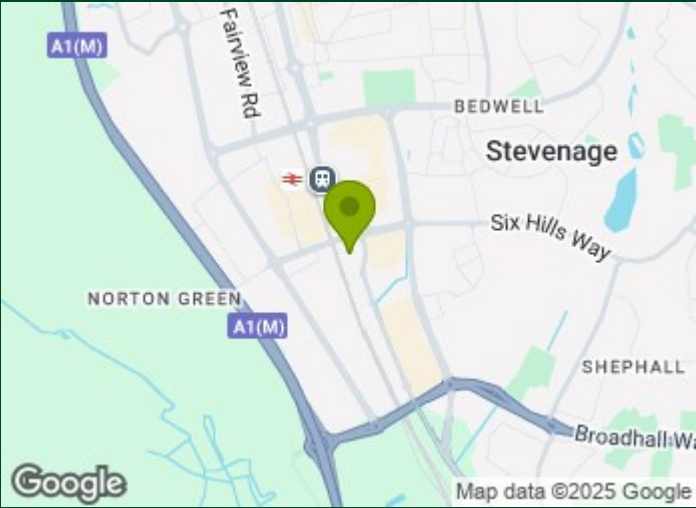
Council Tax Band - C

1 Years remain on the NHBC

RENT PAID ON THE REMAINING SHARE - £254.22

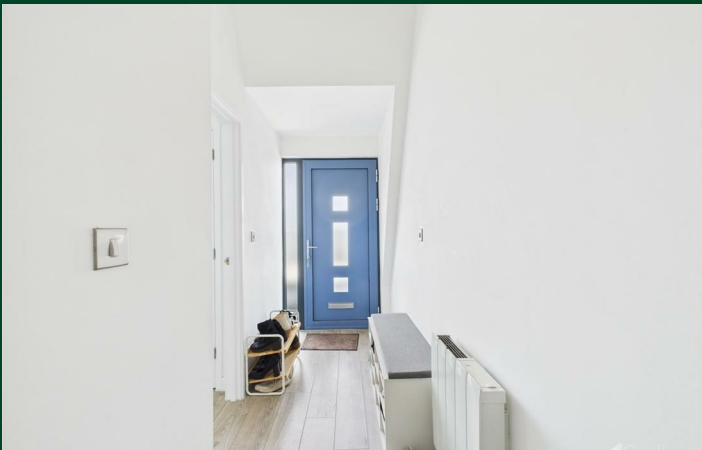
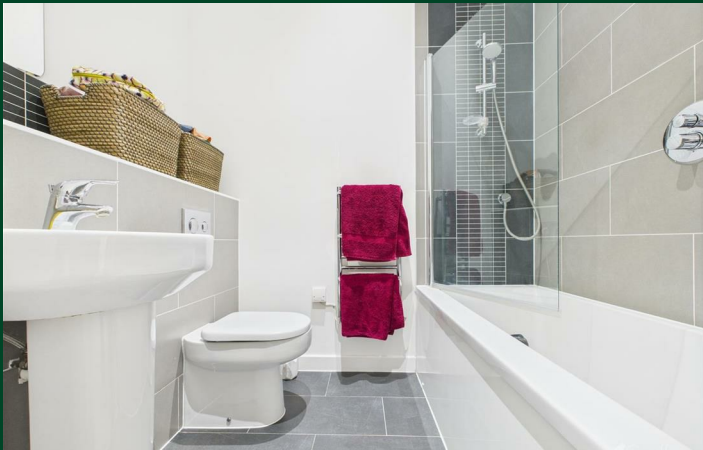
GROUND RENT - £300 a year works out £25/month

SERVICE CHARGE - £254.22 PCM TOTAL PER YEAR - £3050.64



### Directions





Floor Plan



Council Tax Details

Band C

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.

