



## Prestatyn Close, Old Stevenage, SG1 2AL

Geoffrey Matthew Are Pleased To Offer For Sale This Two Bedroom Ground Floor Apartment, Situated On The Outskirts Of Stevenage Old Town, Which Benefits From Being Walking Distance From Both The Mainline Station And The Historic Old Town. The Property Itself Offers Good Size Accommodation Through And Has Been Refurbished Throughout Including A Modern Handleless Kitchen And A Refurbished Bathroom. The Property Also Benefits From 117 Years Remaining On The Lease And Is Offered As CHAIN FREE !!!!

**Price £210,000**

# Prestatyn Close, Old Stevenage, SG1 2AL



- TWO BEDROOM APARTMENT
- MODERN REFITTED KITCHEN
- RECENTLY REFURBISHED THROUGHOUT
- CHAIN FREE
- OLD TOWN
- LOUNGE
- 117 YRS LEASE
- GROUND FLOOR
- BATHROOM
- WALKING DISTANCE

## ENTRANCE HALLWAY

### LOUNGE

14'2"x 13'11" (4.32m"x 4.24m")

A good size lounge with a UPVC double glazed window, Grey Oak effect flooring and an electric wall mounted heater

### KITCHEN

7'9"x 8'11" (2.36m"x 2.72m")

Refitted with a good selection of modern handleless soft grey gloss units, spaces for fridge freezer and washing machine, electric oven and halogen hob with chimney style extractor hood, UPVC double glazed window, sink with chrome mixer tap over And Grey Oak effect flooring.

## BEDROOM ONE

8'11"x 11'2" (2.72m"x 3.40m")

with a UPVC double glazed window, Grey Oak effect flooring and an electric wall mounted heater

## BEDROOM TWO

6'11"x 10'4" (2.11m"x 3.15m")

with a UPVC double glazed window, Grey Oak effect flooring and an electric wall mounted heater

## BATHROOM

Refitted with a modern white three piece bathroom suite comprising of a panel surround bath with fitted shower screen chrome mixer tap with shower hose, aqua board panelling, a sink with pedestal and a close coupled WC, Oak effect , And a Frosted UPVC window.

## LEASE INFORMATION

117 yrs remaining on the lease

Monthly Service charge is currently £65

Annual Ground Rent is £300. This is paid twice a year in June and December (£150 each payment)

This is set for 33 years following the extension of my leases ie June 2017 so will not increase until 2050

The landlord/owner is responsible for the payment of Water charges which is 1/75 of the total charged to Mentor Services.

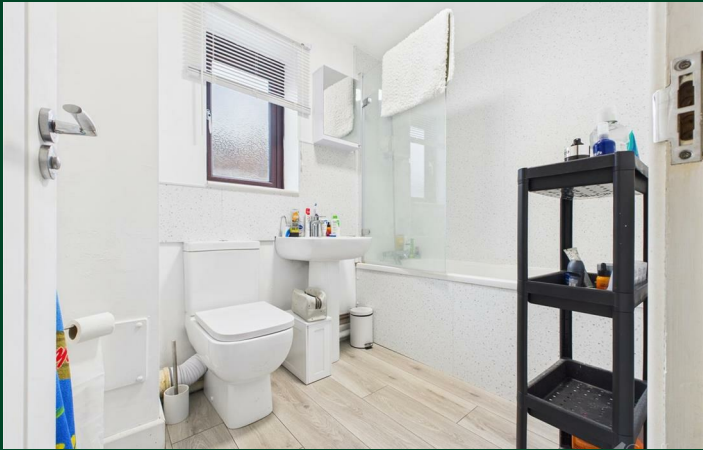
Period 01.10.2024-31.03.2025 £107.50

Period 01.04.2025-30.09.2025 £111.52

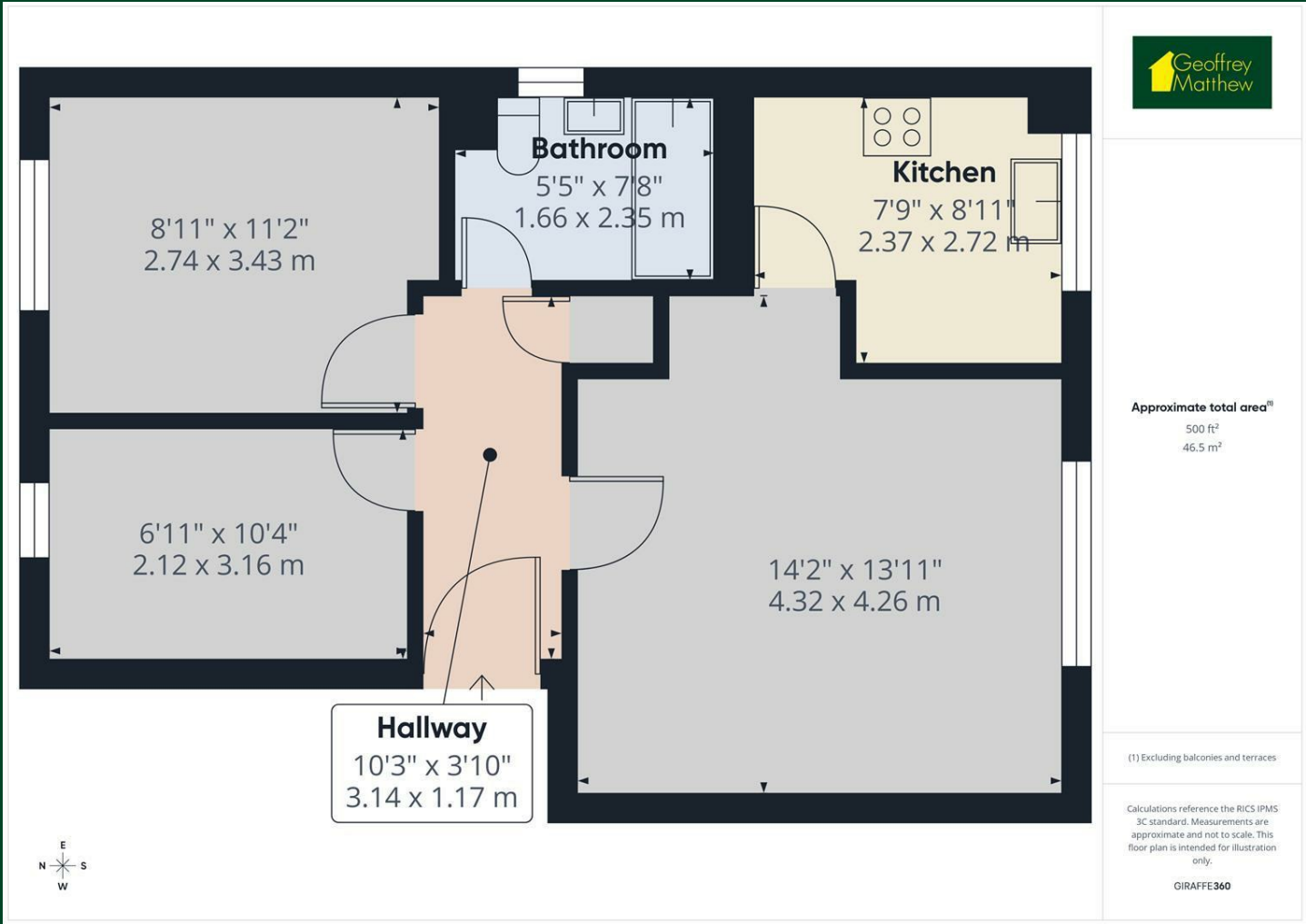


## Directions





Floor Plan



Council Tax Details

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.

