



SERVICES

Mains electric, water and drainage. None of these services have been tested.

COUNCIL TAX

Stevenage Borough Council - Band C

AST

The property is let on an assured shorthold tenancy, generating £13,200 per annum.

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will

be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

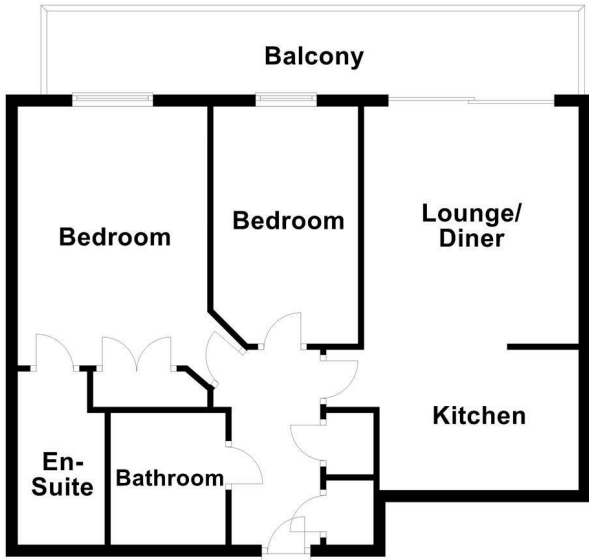
The purchaser will be required to pay an administration charge of £900 (£750 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £1,200 (£1,000 plus VAT).

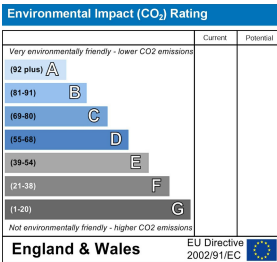
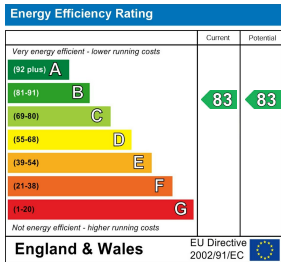
HOW TO GET THERE

DOING17102025/0210



For illustration purposes only - not to scale

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



150 Monument Court Woolners Way, Stevenage, Hertfordshire, SG1 3AE



For Auction, Guide £150,000 to £175,000

FOR SALE BY AUCTION ON WEDNESDAY 19TH NOVEMBER 2025 COMMENCING AT 1PM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £150,000 TO £175,000

VIEWINGS - BY APPOINTMENT ONLY

A two bedroomed 4th floor apartment situated in the heart of Stevenage close to the local train station. This contemporary apartment block benefits from an attractive exterior with well kept internal areas and access to a internal lift and underground car park. The property presents views to the west with a balcony benefiting from a sunny aspect. The accommodation extends to approximately 500 square feet comprising entrance hall, storage, open plan kitchen/lounge/diner, family bathroom, two bedrooms and ensuite to the master bedroom. The property benefits from an Assured Shorthold Tenancy generating £13,200 per annum.

9 Westleigh Office Park, Northampton, NN3 6BW

T: 01908 030127 F: 01604 232627

<https://www.auctionhouse.co.uk/bedsandbucks>

9 Westleigh Office Park, Northampton, NN3 6BW

T: 01908 030127 F: 01604 232627

<https://www.auctionhouse.co.uk/bedsandbucks>

150 Monument Court Woolners Way, Stevenage, Hertfordshire, SG1 3AE

ACCOMMODATION

ENTRANCE HALL

10'06 x 3'09

Enter via a communal corridor, there is a storage cupboard and further doors leading to the kitchen and lounge/diner.

STORAGE CUPBOARD

3'09 x 2'05

Off the entrance hall there is a storage cupboard which contains hot water cylinder suitable for storage.

KITCHEN

9'11 x 7'10

Fitted with a range of floor and wall-mounted cabinets with a quartz top and glass splashbacks. Integrated appliances include a x4 electric hob with an extractor above and an oven below, integrated washing machine and dryer, sunken stainless steel sink and drainer with chrome tap over, various underlighting, spotlights to the ceiling and there is an integrated dishwasher and fridge/freezer. The wood effect flooring continues through to the:



LOUNGE/DINER

13'02 x 11'11

Fitted with a range of spotlights, there are sliding doors overlooking the balcony to the west elevation. There is a range of TV sockets and telephone points with a radiator connected.



BALCONY

A wonderful balcony that enjoys sunny views to the west.



BEDROOM ONE

12'00 x 10'06

With space for a double bed, a single casement window to the rear elevation, there is a radiator fitted, TV points connected, a double wardrobe and a door to leading through to:-



ENSUITE

7'04 x 4'10

Suite comprising of double shower cubicle with tiled walls, integrated mirror, WC and hand wash basin with chrome heated towel rail.



BEDROOM TWO

10'10 x 8'00

A two casement window to the rear, there is space for a double bed with TV points and sockets connected.

FAMILY BATHROOM

7'04 x 5'06

The suite comprising of a bath with shower over, WC, hand wash basin, integrated mirror with tiled walls and a chrome heated towel rail.



OUTSIDE

Communal gardens with off-road parking to the front.



TERMS OF THE LEASE

We understand the terms of the lease are as follows; 125 years from May 2007 (108 years to run)
Ground rent: £125 P.A. (doubles every 15 years)
Service/block service charge is: £559.50
Communal boiler service charge: £633.64
Estate charge: £456.04
Please refer to the legal pack for clarification.



For further information on viewing call 01908 030127