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Flat 4, Lymington House Fishers Green Road, Stevenage,
SG1 2PL

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Offers In Excess Of £95,000

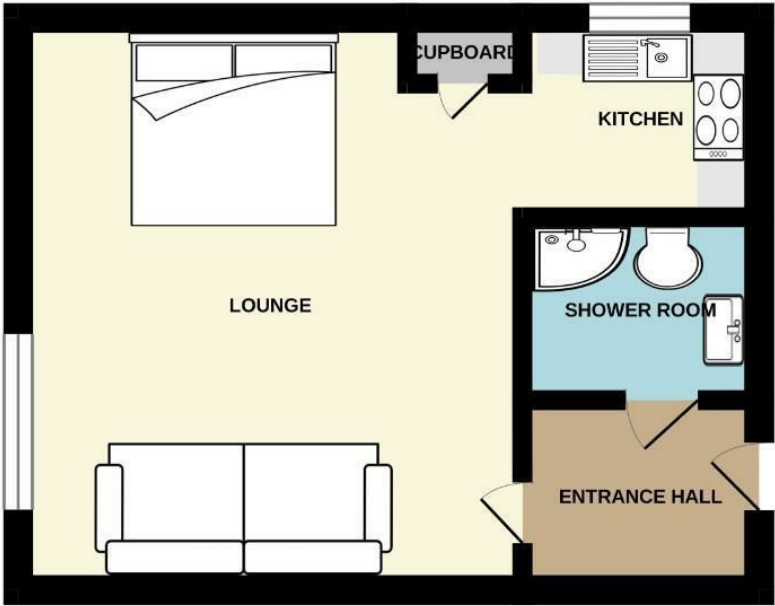
Cash buyers only. Nestled in the sought-after old town location. This charming first-floor studio apartment on Fishers Green Road presents an excellent opportunity for both first-time buyers and investors alike. With a rental potential of approximately £850 per calendar month, this property is an ideal investment.

The studio features a modern kitchen that is well-equipped for all your culinary needs, alongside a contemporary shower room that adds to the overall appeal. The open-plan lounge and bedroom area provides a versatile living space.

This property not only offers comfort and convenience but also benefits from its prime location, which is close to local amenities and transport links. Whether you are looking to make this your first home or seeking a promising addition to your property portfolio, this studio apartment is sure to impress.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Communal Entrance Hall

Private Post Boxes. Stairs to First Floor.

Reception Hallway

Private front door, doors leading to Shower Room and Lounge/Bedroom.

Shower Room

5'10" x 4'8"
Modern fitted with a corner shower cubicle, wash basin with cupboard below, dual flush w/c, wall mounted gas combi boiler, heated radiator.

Lounge/Bedroom

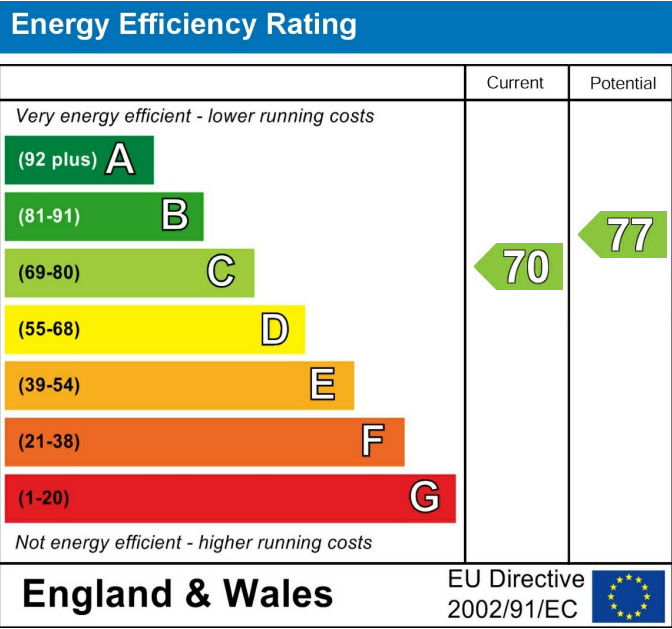
13'11" x 10'3"
Window to side, built in wall cupboards and floor to ceiling cupboard, radiator, opening to the Kitchen

Kitchen

7'11" x 5'0"
Fitted with a range of wall and base units with complimentary work tops, oven and hob with extractor above, stainless steel sink unit, window to rear.

Agents Note

The property is an ideal first time or investment purchase. Achievable rental income in the region of £850pcm. 112 Years remaining on a 125 Year Lease, Ground Rent currently £200pa and Maintenance Charge of £1800 PA



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



