



Connells

Silam Road
Easy Reach Of Town Centre Stevenage

Silam Road

Easy Reach Of Town Centre Stevenage SG1 1JJ

for sale offers in excess of
£150,000



Property Description

A FIRST FLOOR purpose built maisonette located in POPULAR residential area, and boasting SPACIOUS living accommodation. There is a fitted kitchen area, good size double bedroom, modern 3 PIECE bathroom, gas radiator heating, DOUBLE glazing, outside store cupboard and shed, communal gardens & a private balcony.

The vendor has advised us there are just under 100 years remaining on the lease with annual ground rent of £10 and the annual service charge is £960, making this an ideal first time buy or investment purchase. Likely to achieve in the region of £1000 per month in the currently busy rental market.

Silam Road is ideally located within easy reach of local amenities, good schooling for all ages & convenient road links to the town centre & A1M serving the north & south. Stevenage provides a fast & efficient link to London via the mainline station. Within walking distance to the historic old high street with array of shops, restaurants, bars & the pedestrian new town centre with indoor market.

External Floor **Staircase** **To1st**

Front Door To

Entrance Hall

Lounge

17' 1" max x 11' 1" max (5.21m max x 3.38m max)

Balcony

Kitchen

7' 2" x 7' 1" (2.18m x 2.16m)

Double Bedroom

13' 6" x 10' (4.11m x 3.05m)

Bathroom

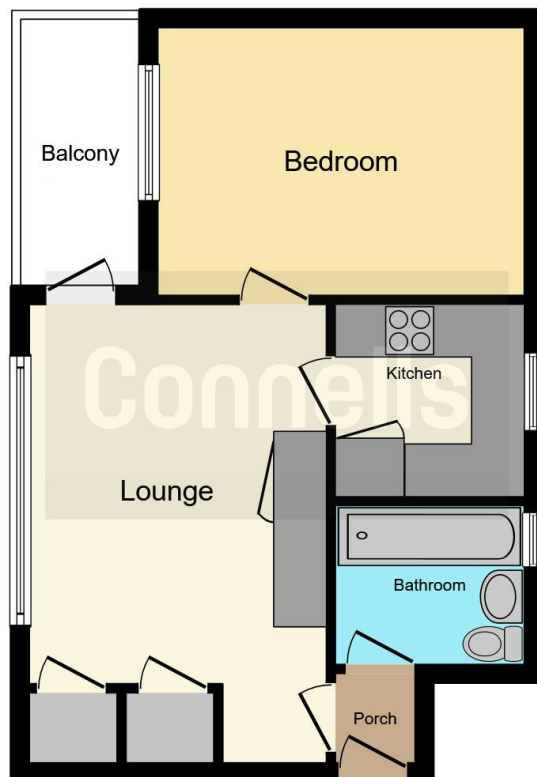
Outside

Communal Gardens

Store Shed







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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8 Market Place
 STEVENAGE SG1 1DB

EPC Rating: C Council Tax
 Band: B

Service Charge: 879.20 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STV312198

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Jan 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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