

Monument Court, Stevenage, SG1 3AE. Offers Over £199,950



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Council Tax Band: C

CASH BUYERS ONLY...GROSS RENTAL YIELD OF APPROXIMATELY 8.7%. Two bedroom, two bathroom apartment with lift and staircase access, within walking distance of Stevenage mainline train station, town centre and Old Town high street. The property is in overall very good condition with the kitchen having built in appliances, there is a balcony that offers your own outdoor space and also a residents under ground parking space. Offered with vacant possession!

Entrance Hall

10'9 x 3'11 (3.28m x 1.19m)

Doors to all of the rooms, entry phone, inset spotlights, two built in cupboards(one housing the boiler),

Kitchen/Living Room

22'11 x 10'2 (6.99m x 3.10m)

Kitchen Area -

Fitted with a range of base and wall mounted units, integrated appliances which include electric oven and hob, extractor hood, fridge/freezer, washing machine, plumbing for a dishwasher, inset spotlights, breakfast bar.

Living Room-

Double glazed patio doors to the balcony, door to the entrance hall, wooden style flooring, inset spotlights.

Bedroom One

10'11 x 9'7 (3.33m x 2.92m)

Double glazed window to the front aspect, radiator, door to the Ensuite.

Ensuite

7'3 x 3'11 (2.21m x 1.19m)

Built in shower cubicle with tiled splashbacks, circular vanity wash hand basin with mixer taps over, cistern enclosed low level WC, inset spotlights, radiator.

Bedroom Two

11'6 x 7'11 (3.51m x 2.41m)

Double glazed window to the front aspect, radiator.

Bathroom

7'3 x 5'6 (2.21m x 1.68m)

Consisting of a panel enclosed bath with shower over, circular vanity wash hand basin, cistern enclosed low level WC, radiator, inset spotlights, mosaic tiled splashbacks.

Balcony

Glass framed balcony with space for seating and a table

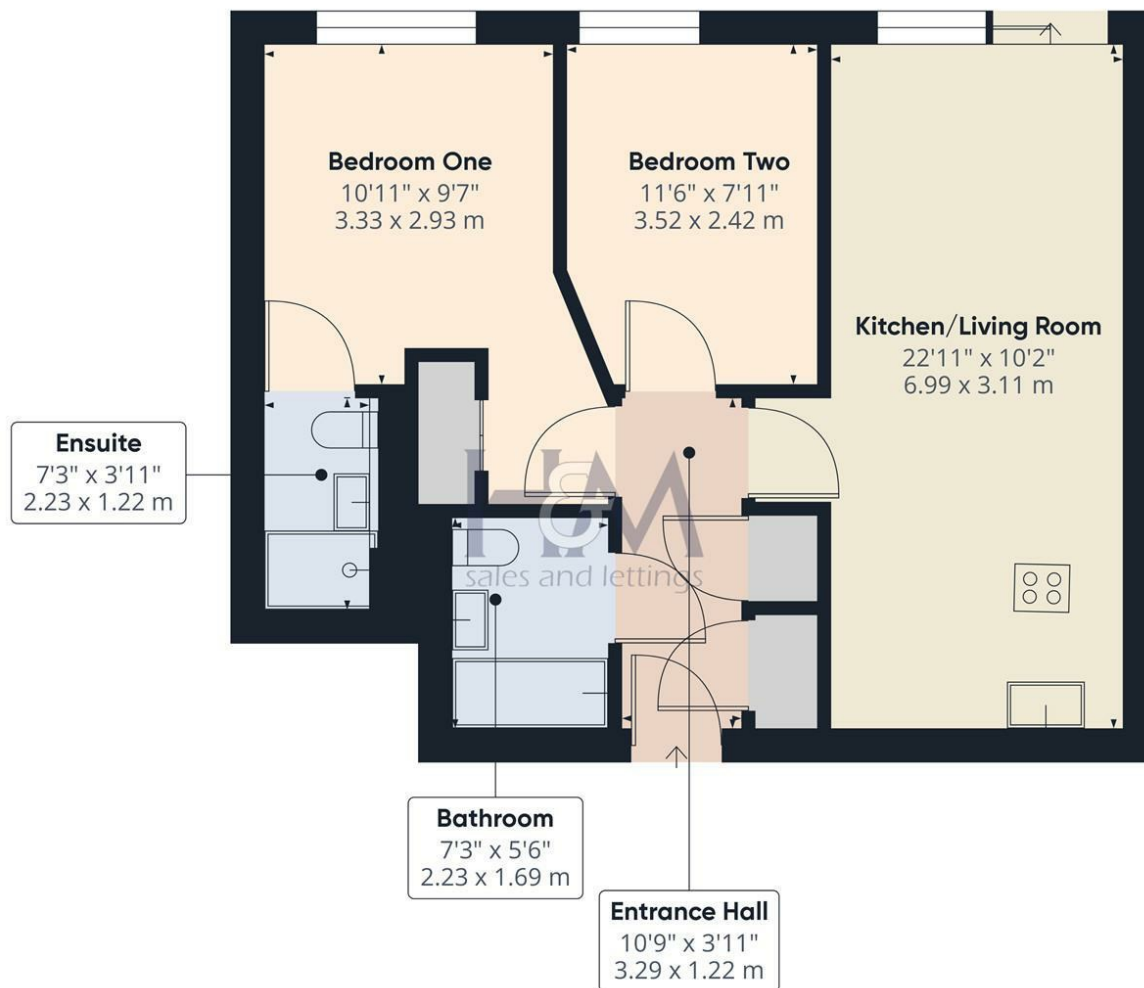
Communal Areas

The communal areas benefit from your own postal box, residents lift, residents underground parking, outside areas.



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Approximate total area[®]
589.43 ft²
54.76 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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	