

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



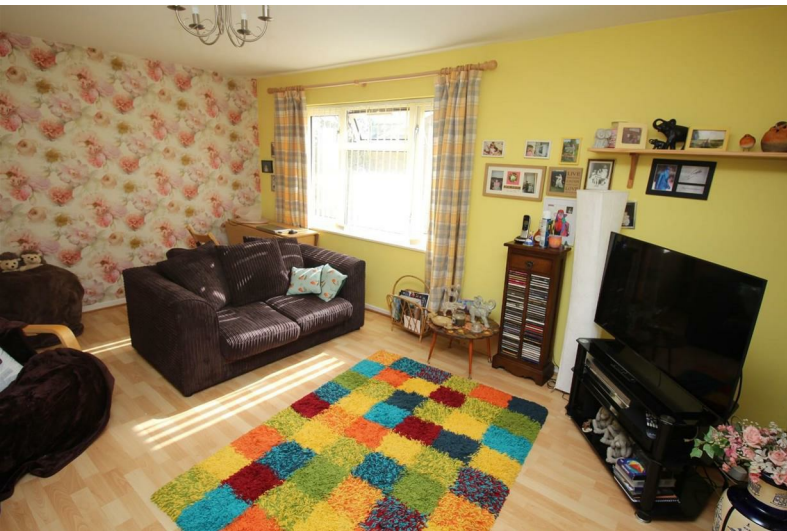
210 Durham Road

Stevenage, SG1 4JB

Asking Price £215,000



Council Tax: B





# Tenure: Leasehold

A Two Bedroom First Floor Apartment - This Property Is The Perfect Platform To Get Onto The Property Ladder or To Buy As An Investment Opportunity, EPC D, Good Length Lease Remaining

Good Size Accommodation, Central Location - Walking distance to the local shops, doctors surgery and bus routes



## COMMUNAL ENTRANCE

Stairs rise to first floor.

## FIRST FLOOR

### ENTRANCE HALL

Double Glazed Door Leads Into Property, Radiator. Storage Cupboard, Meter Cupboard.

### KITCHEN

8'0" x 8'0" (2.44m x 2.44m)

Roll Top Work Surfaces, Tiled Splash Back, Gas Hob and Oven with Extractor Fan, Stainless Steel Sink and Mixer Tap, Space for Washing Machine & Fridge/Freezer, Cupboards at Eye and Base Level, Window to Side Aspect.

### LOUNGE AND DINING AREA

11'0" x 15'5" (3.35m x 4.70m)

Radiator, Laminate Flooring, Double Glazed Window to Side Aspect, Double Doors Leading to Entrance Hall.

### BEDROOM ONE

12'8" x 9'0" (3.86m x 2.74m)

Radiator, Double Glazed Window to Rear Aspect. Alcove for Storage.

### BEDROOM TWO

10'0" x 6'10" (3.05m x 2.08m)

Radiator, Double Glazed Window to Side Aspect.

### BATHROOM

6'0" x 5'0" (1.83m x 1.52m)

Low Level WC, Wash Basin with Tiled Splash Back, Shower, Double Glazed Window to Rear Aspect. Fully Tiled Surround, Panelled Bath. Airing Cupboard with Wall Mounted 'Ideal' Combi Boiler.

## COMMUNAL GARDENS

Laid to Lawn Area, Bin Storage, Storage Cupboard, Washing Line Area.

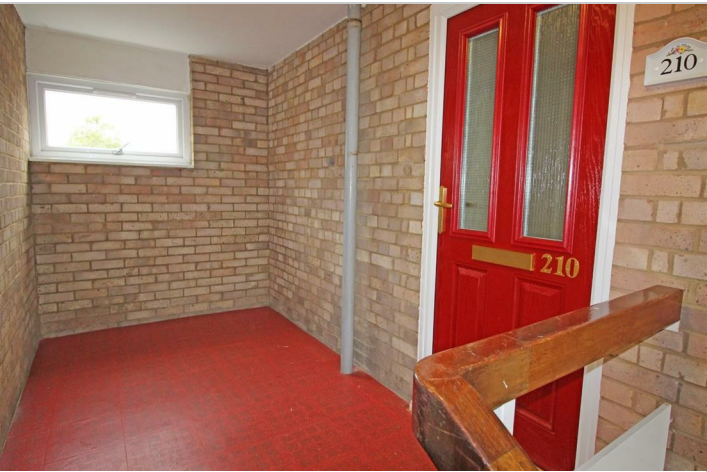
## LEASE INFORMATION

YEARS REMAINING - From 19 January 2004 to 22 December 2127 (104 yrs remaining)

SERVICE CHARGE - £181.11 (billed quarterly)

GROUND RENT - £10pa







### Road Map



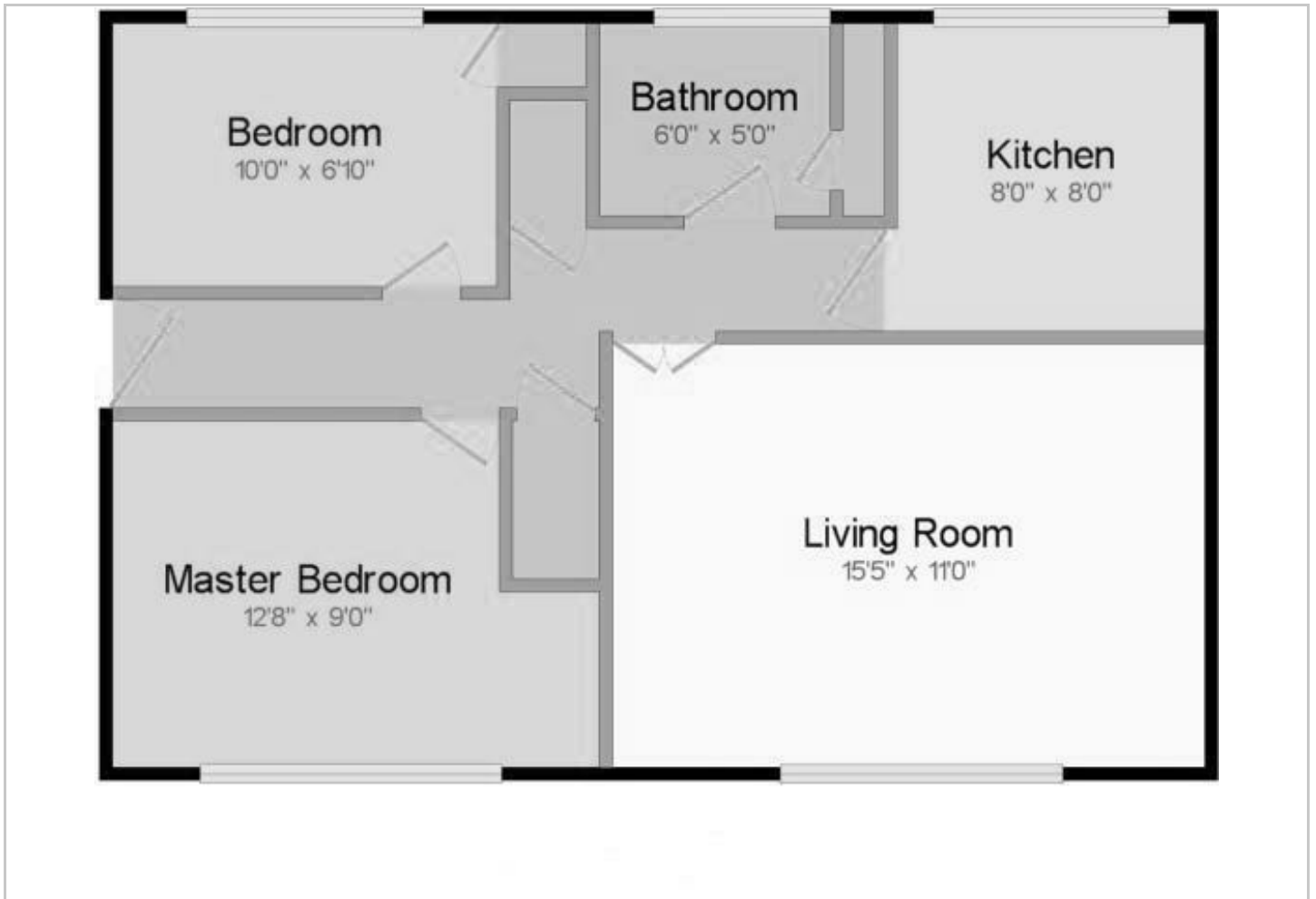
### Hybrid Map



### Terrain Map



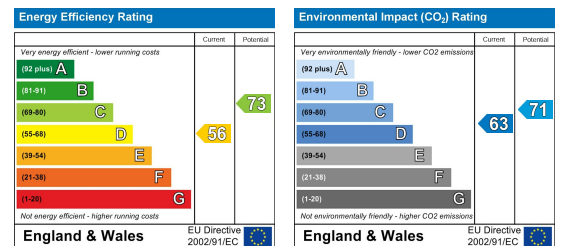
### Floor Plan



### Viewing

Please contact our Hunters Stevenage Office on 01438 313393 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.