

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



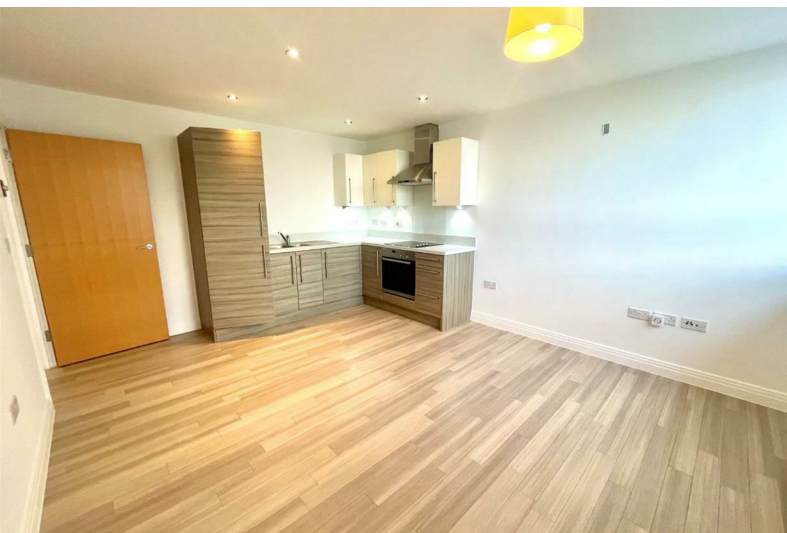
## Skyline House

Stevenage, SG1 1AX

Guide Price £230,000



Council Tax: C



Welcome to this charming apartment boasting a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for a small family, guests, or even a home office. The apartment features a well-appointed bathroom, ensuring convenience and comfort for its residents. Situated in the centre of town, this apartment offers easy access to local amenities, schools, and parks, making it an ideal choice for those seeking a balanced lifestyle. An ideal first time purchase or investment opportunity.

Individual allocated car park space / CHAIN FREE / Two double bedrooms / Contemporary living area / Video entry phone system / Walking distance to mainline train station perfect for the London commute



### Full Description

Beautiful third floor two bedroom flat in the sought-after Skyline House in Stevenage Town Centre. Fantastic location with a secured gated parking space included! Just a 3 minute walk to Stevenage Railway Station (24 minutes by train into London Kings Cross). A 5 minute walk to the leisure park featuring various restaurants and activities for all.

Concierge available Monday-Friday.

Great for a first home or an investment opportunity! No onward chain and stamp duty exempt for first time buyers!

### Features

- Secure gated allocated parking space for one car.
- Two double bedrooms and one bathroom.
- Amtico flooring in hall, bathroom, kitchen and living room with carpets in bedrooms.
- Town centre location.
- Concierge (Monday-Friday 9am-5pm)
- Integrated Smeg fridge/freezer and NEFF washer/dryer.
- NEFF electric hob and oven.
- Hive home heating (control your heating from anywhere!)
- Lifts to all floors.
- Less than a 30 second walk to the 24hour Tesco Extra supermarket.
- Video entry phone system.
- TV aerial points in both bedrooms and living room.
- Bicycle storage room.
- 3 minute walk to the station (24 minutes by train to London Kings Cross).
- NO ONWARD CHAIN!

### Kitchen/Dining/Reception Room

15'5 x 12'2 (4.70m x 3.71m )

### Bedroom One

12'7 x 11'7 (3.84m x 3.53m )

### Bedroom Two

11'7 x 10'2 (3.53m x 3.10m )

### Bathroom

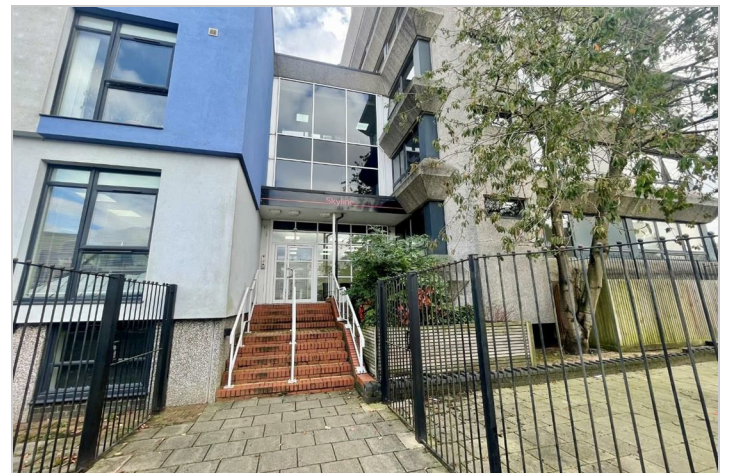
6'3 x 6'3 (1.91m x 1.91m )

Bath with mixer taps and shower attachment, soft-close toilet seat and cover, overhead shower with glass shower screen and heated stainless steel towel rail.

### Other Information

- 125 years from 01st Oct 2015
- Ground rent: £275.00 per annum
- Service charge ( includes building insurance and concierge) £1,831 per annum
- 549 Sq Ft

Car Park space no.16



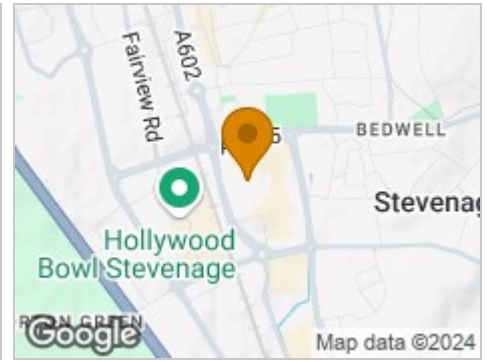
## Road Map



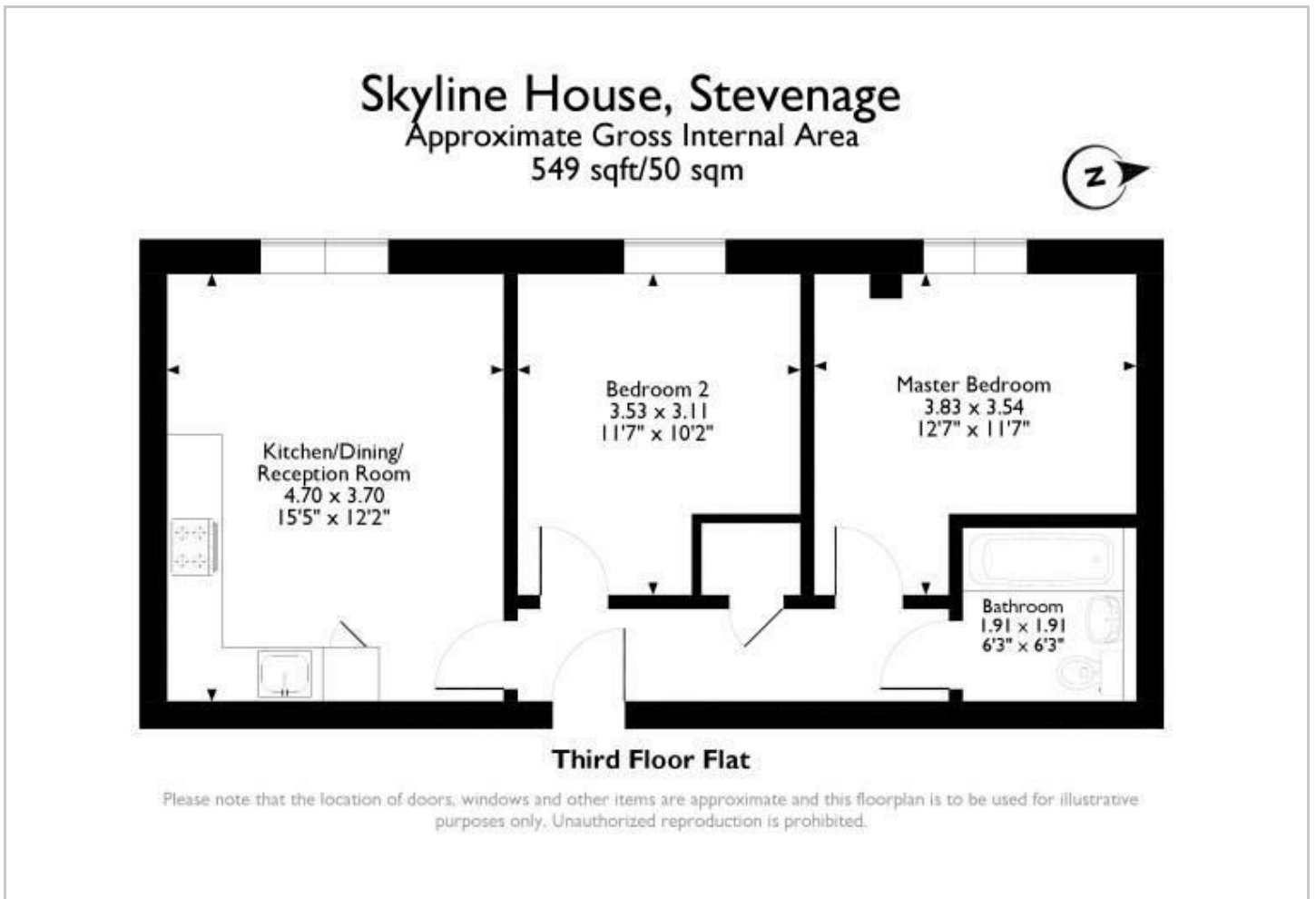
## Hybrid Map



## Terrain Map



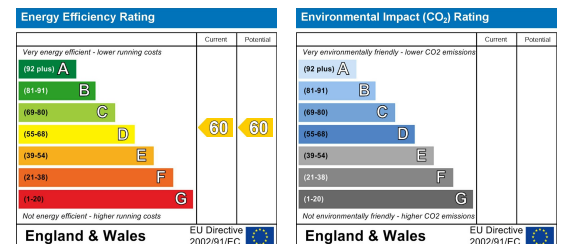
## Floor Plan



## 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.