



Boston House, Stevenage, SG1 1AY

welcome to

Boston House, Stevenage

- Newly built second floor studio apartment located within the town centre
- Door out to private balcony
- Modern high-gloss kitchen units with glass splashbacks
- Integrated fan oven and hob with extractor fan and integrated fridge-freezer and dishwasher
- Luxury bathroom with ceramic tiling

Tenure: Leasehold EPC Rating: D

Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000

A studio second floor apartment with private balcony located within the heart of the town centre, just moments from amenities and mainline station, for a frequent service of just 25 minutes to Kings Cross or St Pancras! *Contact us for further information*

Agents Note



view this property online williamhbrown.co.uk/Property/SVG104104



Property Ref:

SVG104104 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, 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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