



Connells

Boston House Park Place
Town Centre Stevenage

Boston House Park Place Town Centre Stevenage SG1 1AZ

for sale
£175,000



Property Description

We are delighted to present an upper floor apartment with one generous double bedroom, superbly located in the town centre within a short walk of the mainline station serving London. Park place is conveniently positioned within the New Town shopping centre, and just a short walk from the historic Old Town high street with it's array of bars, public houses, shops and restaurants. There is a 125 year lease from 2018.

The apartment block is accessed via a secure communal entrance door leading to communal hallway with stairs & lift access to upper floors and a personal secure letter box. The second floor landing provides a front door to the apartment, which opens into a hallway. The hallway has doors to bathroom, bedroom, open plan living & a large built in utility cupboard. The modern bathroom comprises a 3 piece suite with heated towel rail. The spacious open plan living/diner opens into a modern fitted kitchen with built in appliances, and from the living area you can access a private balcony. The generous double bedroom is carpeted with electric heating & ample floor space for wardrobes and bedroom furniture.

Please note than an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity & anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchased does not go ahead!

IMMEDIATE VIEWING STRONGLY
RECOMMENDED

Secure Communal Entrance
Stairs & Lift To Upper Floors
Front Door To
Hallway
Bathroom
Open Plan Kitchen / Lounge
Bedroom
Balcony





Total floor area 43.8 m² (472 sq.ft.) approx

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.propertybox.io



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: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STV312980

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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