# Park Place Stevenage Hertfordshire SG1 1AZ.
# Asking Price £185,000

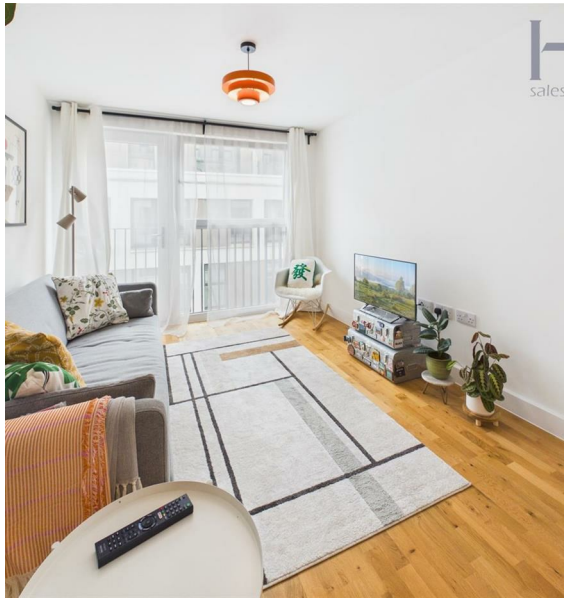
H&M sales and lettings





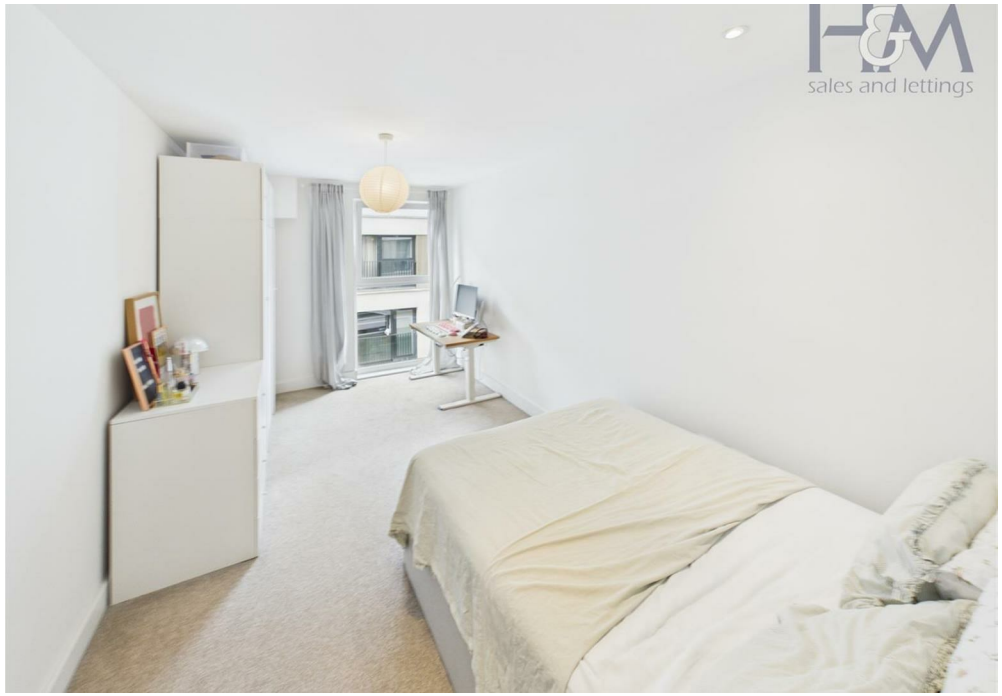












Boston House, Park Place, Stevenage, Hertfordshire, SG1 1AZ.
Council Tax Band: B

Located in the popular Boston House development in the heart of Stevenage Town Centre, this modern one-bedroom third-floor apartment offers stylish and convenient living. Well presented throughout, the property is perfect for first-time buyers and investors alike, with shops, restaurants, and excellent transport links all within easy reach, an ideal opportunity to step onto the property ladder or secure a strong buy-to-let investment. Contact Homes & Mortgages on 01438 728444 to arrange a viewing.

**Communal entrance**
Communal entrance lobby that leads around to a residents' lift and individual post boxes.

**Entrance Hall**
24'11" x 17'8" (7.6 x 5.4)
Wood Effect Flooring, doors into all rooms, built in storage cupboard with plumbing for a washing machine.

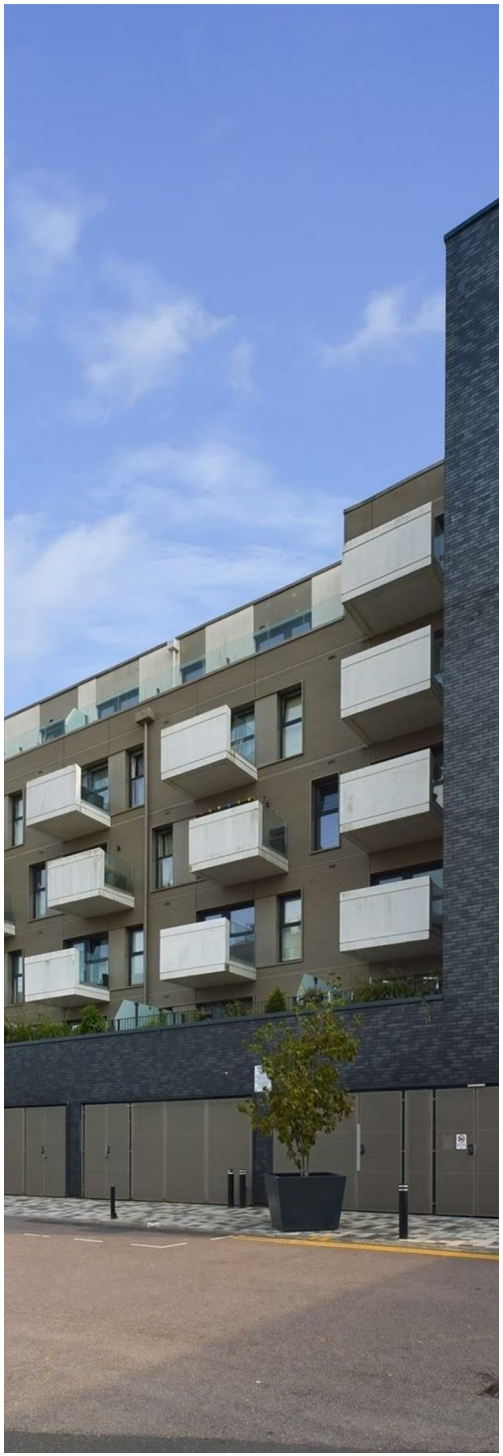
**Open Plan Kitchen / Lounge**
81'8" x 31'9" (24.9 x 9.7)
Open plan living space, the kitchen area has a range of Wall and base level units with built-in electric appliances, electric oven with hob over, an extractor hood, built-in fridge/freezer, and dishwasher. Stainless steel sink drainer with mixer taps over, wall-mounted consumer unit. Lounge: Double glazed window and door with juliet balcony. Skirting boards concealing the electric heating system, wood-effect flooring.Door into the entrance hall.

**Bedroom**
16'11" x 9'0" (5.17 x 2.75)
Double glazed window to the rear aspect, skirting board heating, and inset spotlights.

**Bathroom**
7'5" x 5'2" (2.27 x 1.58)
Panel enclosed bath with mixer taps and wall mounted thermostatically controlled shower with a hinged glass shower screen. Cistern enclosed low level WC, vanity wash hand basin with cosmetic storage cupboard under, tiled splashbacks and inset spotlights, wall mounted heated chrome towel rail.

**Other Information**

Lease 118 years remaining
Ground Rent: £200.00PA
Service Charge: £1400.00PA Estimated Cost
Parking permit available from Stevenage Borough Council, cost TBC
permits parking in surrounding carparks.

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