



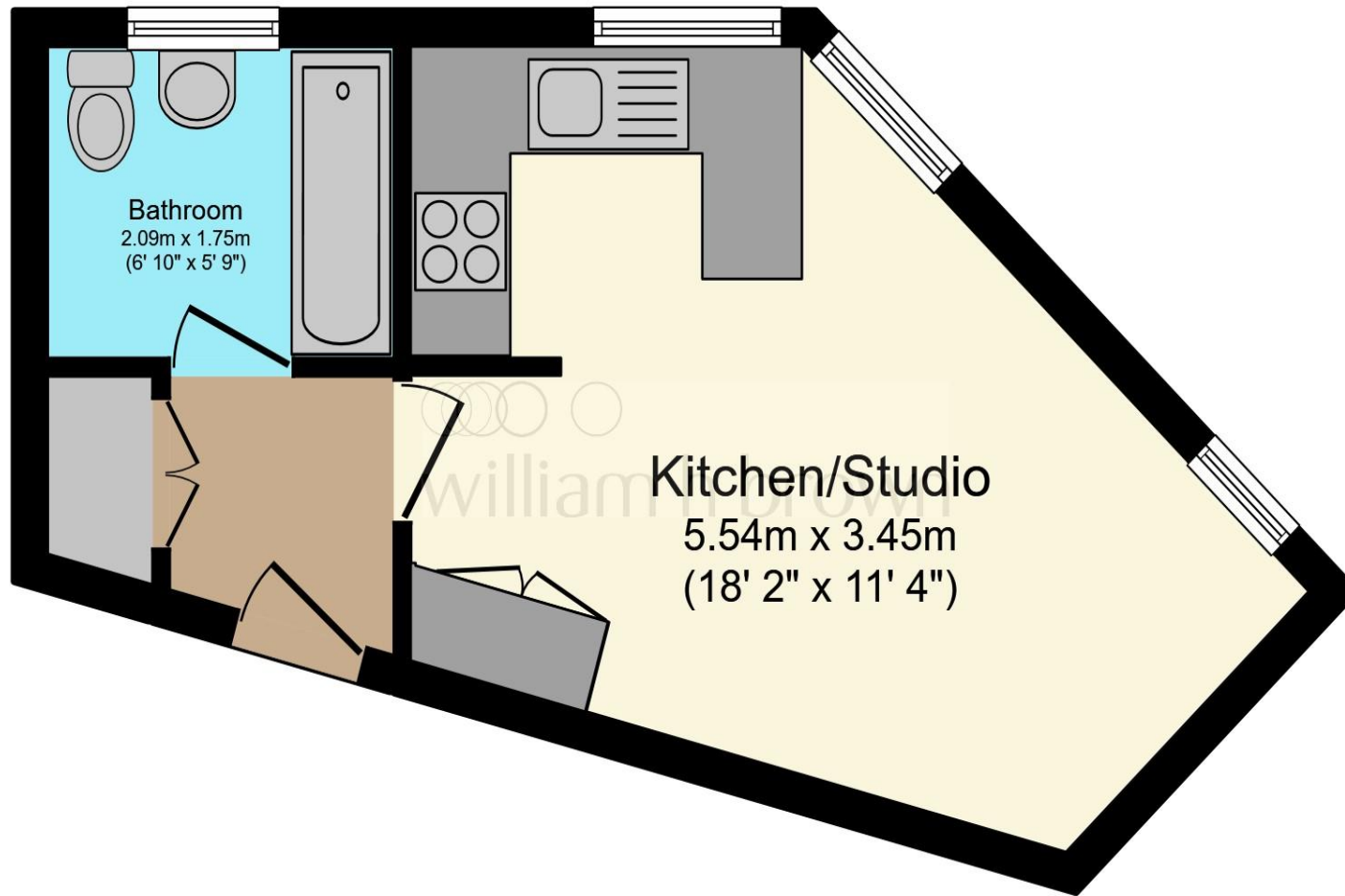
**Roundmead, Stevenage SG2 9PH**

**welcome to**

**Roundmead, Stevenage**

**\*\*CHAIN FREE\*\*** This charming first floor studio flat offers an exceptional opportunity for first-time buyers and investors alike. Boasting fantastic internal condition, communal parking, walking distance to local shops, and commuting links for the A602.





**Entrance Hall**

**Kitchen/ Studio**

18' 2" x 11' 4" ( 5.54m x 3.45m )

**Bathroom**

6' 10" x 5' 9" ( 2.08m x 1.75m )

**Store**

**Kitchen/Studio**  
5.54m x 3.45m  
(18' 2" x 11' 4")

Total floor area 23.5 m<sup>2</sup> (253 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.focalagent.com](http://www.focalagent.com)

welcome to

## Roundmead, Stevenage

- CHAIN FREE
- Ideal First Time Purchase
- First Floor Studio
- Fantastic Rental Yield
- Quiet Location

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1854.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 111 years from 27 May 2002.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£110,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SVG102676](http://williamhbrown.co.uk/Property/SVG102676)



Property Ref:  
SVG102676 - 0006

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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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