



Kimbolton Crescent, Stevenage

CHANDLERS

# 21 Kimbolton Crescent

Stevenage, SG2 8RJ  
Guide Price £170,000

 1 Bedrooms

 1 Bathrooms

 1 Reception Rooms

 EPC Rating Band C

A much improved and modernised one bedroom first floor flat, offered CHAIN FREE, situated in a highly desirable area of Stevenage set off the Hertford Road. Within a 10 minute walk of Tesco supermarket, a variety of other amenities, 1.5 miles from Knebworth railway station and 1.9 miles to Stevenage mainline station.

The flat has been updated and improved throughout, and comprises of a spacious entrance hallway giving access to the refurbished Kitchen including a new oven and hob, large lounge and double bedroom both with new carpets and a bathroom.

Outside you will find ample residents parking, on a first come first served basis.

There is a remaining lease of approximately 101 years, an annual service charge of approximately £1134.76 and an annual ground rent of £10.

(EPC C - Stevenage Borough Council - Council Tax Band B)

- Refurbished one bedroom first floor flat
- Set within a highly desirable location
- Secure communal entry system
- Spacious entrance hallway
- Refurbished Kitchen & large lounge
- Double bedroom & bathroom
- Ample parking on a first come first served basis
- Long lease and low service charge
- Larger than the average flat at over 517sq ft
- Chain free





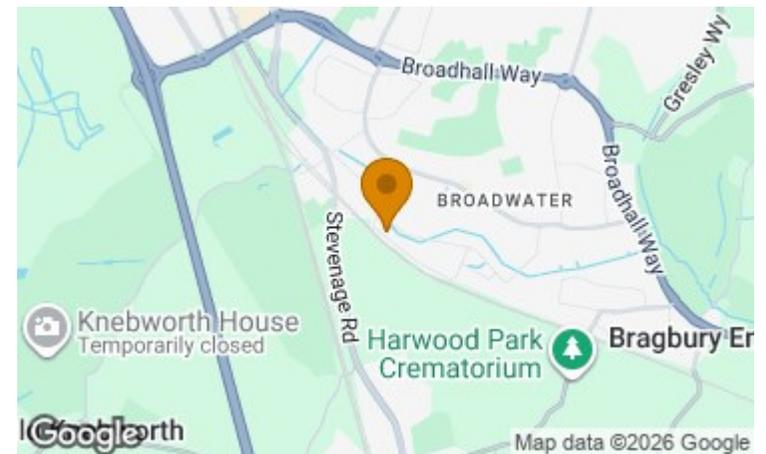


### Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.

## Additional/Material Information

- Local Authority is Stevenage
- Council tax Band B
- Tenure – Leasehold
- Mains Gas, Water, Electricity



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# CHANDLERS

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