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27 Cotswold Drive, Stevenage, SG1 6GT

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£230,000

Situated on the sought-after Cotswold Drive, this spacious second-floor two-bedroom apartment offers bright, well-proportioned accommodation, including a generous living area and well-equipped kitchen. The principal bedroom features an en-suite shower room, complemented by a family bathroom. The property also benefits from allocated parking and strong rental appeal, currently achieving £1,350 per calendar month, making it ideal for both owner-occupiers and investors.

- Allocated parking space included
- Fitted kitchen with integrated dishwasher
- Located in the sought-after area of Cotswold Drive, Great Ashby
- Rental value of £1,350pcm - 7% yield
- Two double bedrooms
- Spotlights throughout, replaced in 2020
- Private en-suite shower room with shower cubicle
- Double glazing throughout







## Lounge

14'4 x 12'2

Spacious lounge with UPVC double glazed sliding door to Juliet balcony to side aspect. UPVC double glazed window to rear aspect.

## Kitchen

7'6 x 11'3

Fitted kitchen with mounted wall and floor units, with rolltop over. Integrated oven, hob, extractor fan and dishwasher. UPVC double glazed window to rear aspect. Space and plumbing for a freestanding fridgefreezer.

## Hallway

18'1 x 3'1

Features large storage cupboard housing boiler and water cylinder.

## Master Bedroom

10'5 x 13

UPVC double glazed window to side aspect. Fitted wardrobes. Leading to en-suite.

## En-Suite

5'4 x 2'9

Wash basin. Low flush WC. Shower cubicle.

## Bedroom Two

8'5 x 13

UPVC double glazed window to side aspect.

## Family Bathroom

7'7 x 5'5

Low flush WC. Shower over bath. Wash basin with storage cupboard under.

## LEASE DETAILS

Leasehold (182 years remaining)

Ground Rent: N/A

Service Charge: £140 pcm

## AGENTS NOTE

Approximate rental value of £1,350pcm; 7% yield.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, iWEstates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of iWEstates estate agents.







