



**Connells**

Skyline House Swingate  
Stevenage





## Property Description

We are pleased to present a stunning two double bedroom ground floor apartment, ideally located in the town centre, within easy reach of the mainline station serving London. There is a secure communal entry, with on site concierge, post room & underground bike store.

The front door leads to an entrance hall, with built in cupboard, ceiling spots & electric radiator. There is a spacious open plan living room with double glazed windows, and a modern fitted kitchen with range of floor & wall mounted units, integrated oven & hob, and space for appliances.

There is a generous main bedroom, with double glazed windows, electric radiator & door to en-suite, comprising low level WC, wash hand basin, and walk in tiled shower enclosure. The second double bedroom has an electric radiator, and double glazed windows. The modern family bathroom comprises low level WC, vanity wash hand basin, panel bath, heated towel rail, ceiling spots, and built in airing cupboard.

Buy To Let Investors only. Tenant in Situ.

## Secure Communal Entrance

### Front Door To

### Entrance Hall

### Open Plan Living/Kitchen

14' 4" x 12' 7" ( 4.37m x 3.84m )

### Living Area

### Kitchen Area

### Main Bedroom

12' 2" x 19' 5" ( 3.71m x 5.92m )

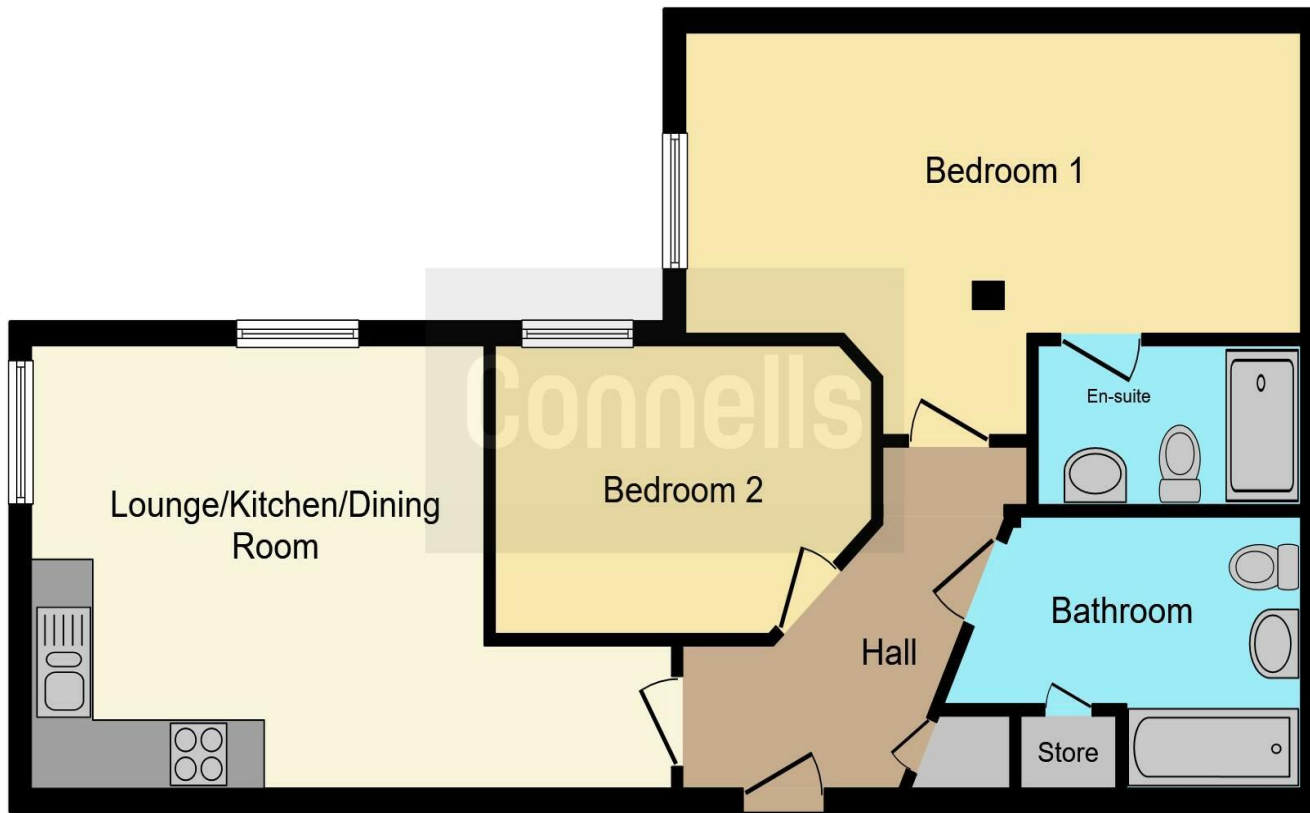
### En-Suite

### Bedroom Two

### Modern Bathroom







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01438 318 080**  
**E [stevenage@connells.co.uk](mailto:stevenage@connells.co.uk)**

8 Market Place  
 STEVENAGE SG1 1DB

EPC Rating: D Council Tax  
 Band: C

Service Charge:  
 1955.00

Ground Rent:  
 41.37

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STV312194](http://connells.co.uk/Property/STV312194)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2015. Should you require 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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