



Lapwing Rise, Stevenage, SG2 9NH

£145,000



1



1

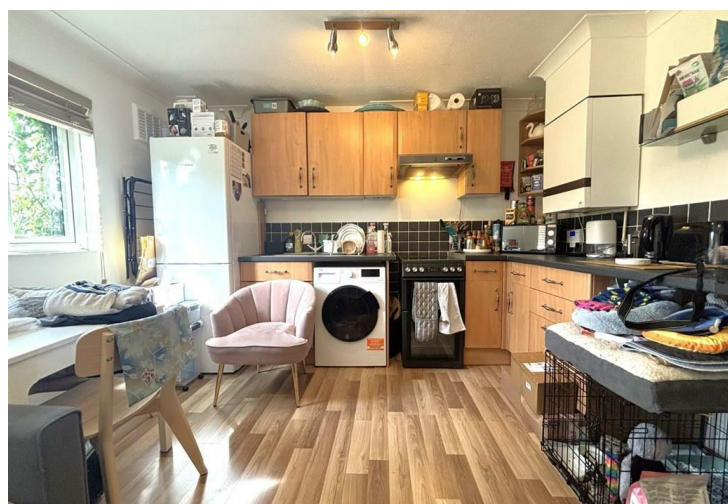


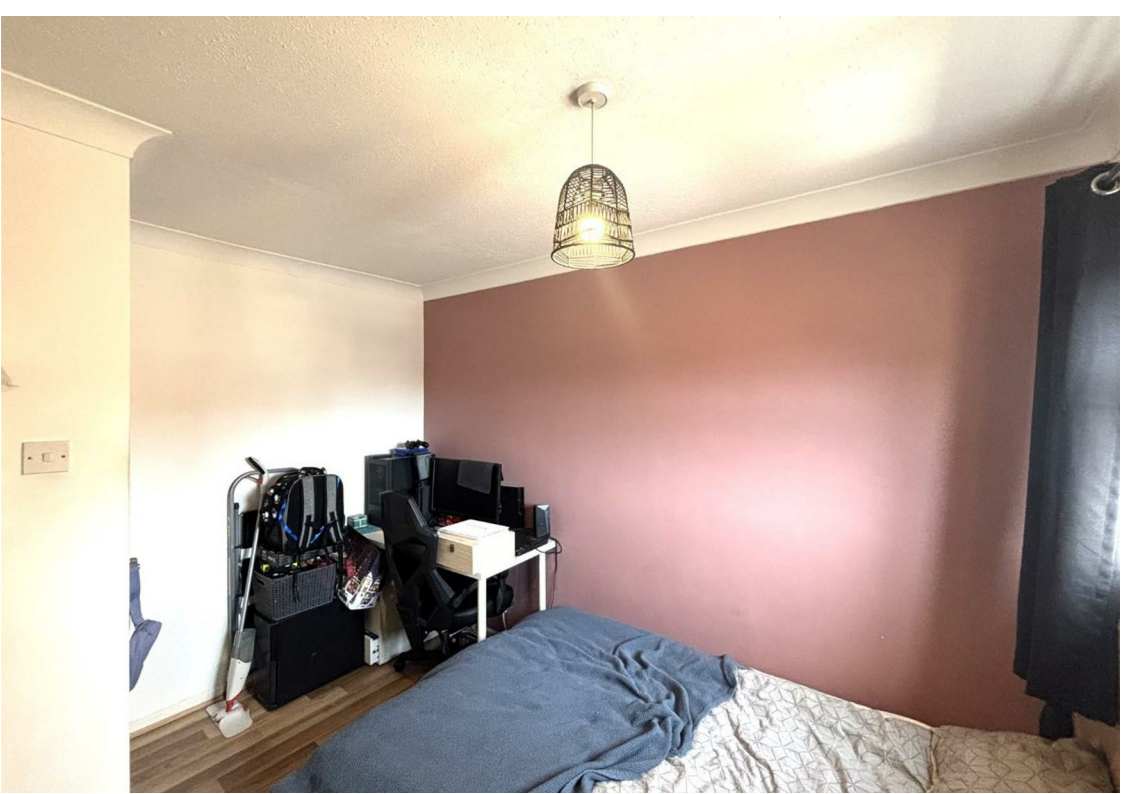
1

## Lapwing Rise, Stevenage

CHAIN FREE and EXTENDED LEASE for this spacious and well-presented one double bedroom first floor maisonette, situated within a popular residential area and offering bright open plan living accommodation, incorporating a modern fitted kitchen. The property further benefits from a contemporary bathroom, double glazing throughout, and gas radiator heating. Externally, there is access to a good-sized enclosed communal garden.

Stevenage is a thriving town and borough in North Hertfordshire, offering a wide range of amenities including a pedestrianised town centre with a variety of shops and a large indoor market, as well as additional shopping facilities in the Old Town and a nearby retail park. Transport links are excellent, with convenient access to the A1(M) via junctions to both the north and south of the town, while the mainline train station provides regular services to London Kings Cross and Gatwick Airport, making it ideal for commuters.





**Communal Entrance:**

Accessed via secure entry door with stairs to first floor and private from door to:

**Entrance Hall:**

Radiator, cupboard, loft access and doors to:

**Living/Dining/Kitchen:**

*13'5 x 11'6*

Fitted with a range of base and wall units with contrasting roll edge worksurface incorporating single bowl sink with mixer tap and drainer, appliance space for cooker, fridge/freezer and washing machine, dual aspect UPVC double glazed window to side and fireplace.

**Bedroom:**

*11'1 x 8'5*

UPVC double glazed window to side and cupboard.

**Bathroom:**

*8' x 5'3*

Three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and panel enclosed bath with mixer tap, radiator, opaque UPVC double glazed window to side.

**Communal Garden:**

Mainly laid to lawn.

**Tenure:**

Leasehold. 150 years remaining.

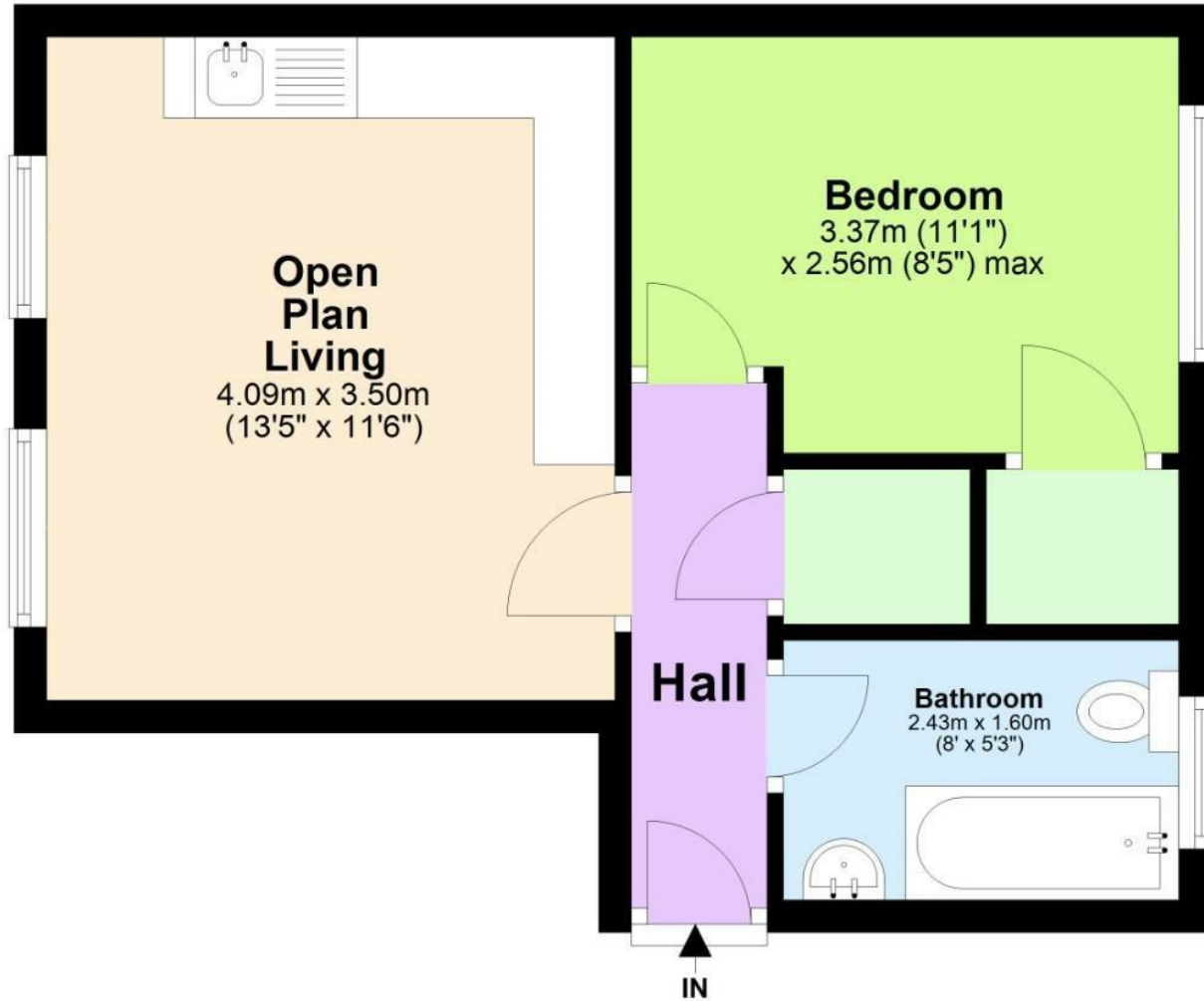
Ground Rent: £0 per annum.

Service Charge: £1,092.00 per annum.


The current seller is extending the lease which will take the lease to 150 years upon completion.


# First Floor

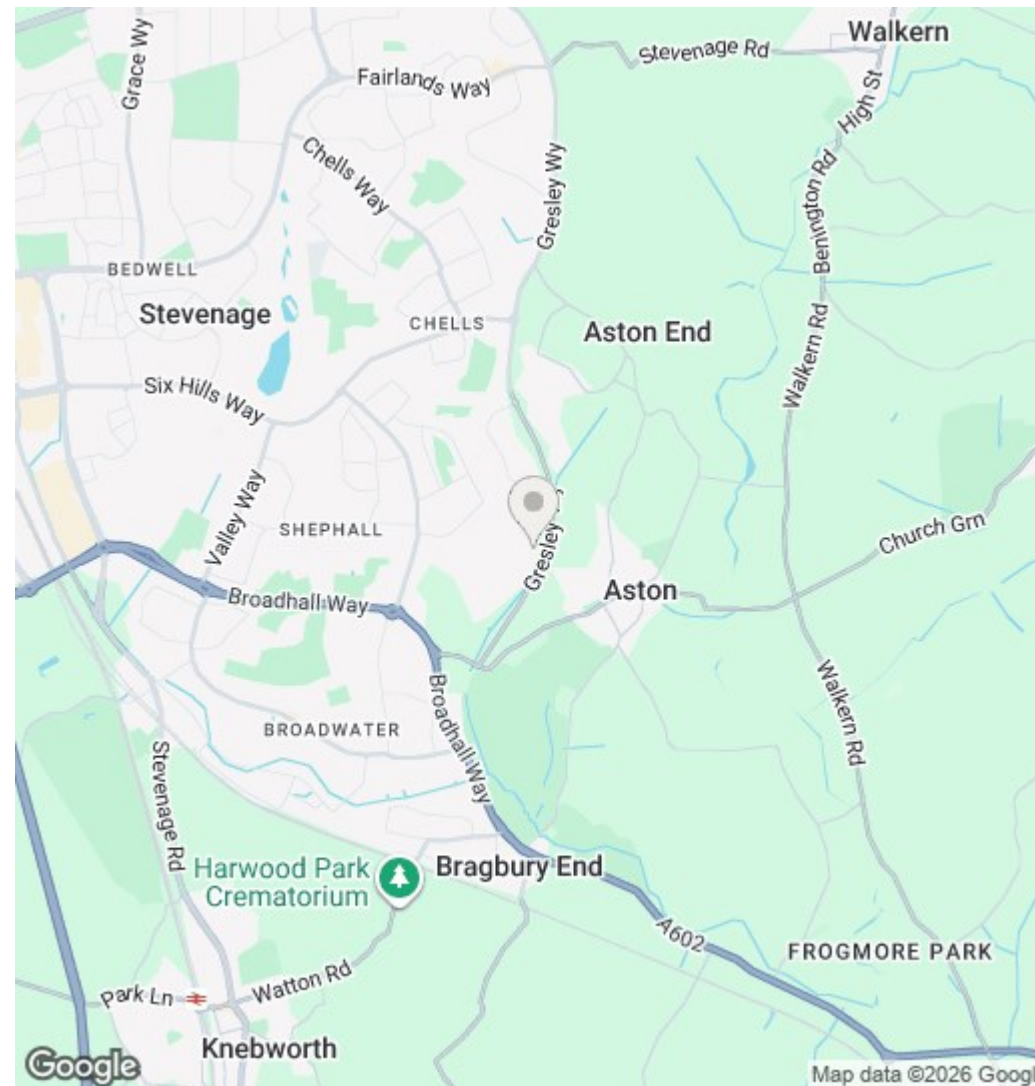
Approx. 32.6 sq. metres (350.7 sq. feet)



Total area: approx. 32.6 sq. metres (350.7 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**mather**  
**estates**  
independent agents

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. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
- 4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
- 5: To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

**129 High Street, Old Town, Stevenage, Herts, SG1 3HS**  
**01438 748007 | stevenage@matherestates.com**