



Yarmouth Road, Stevenage, SG1 2LW

£200,000



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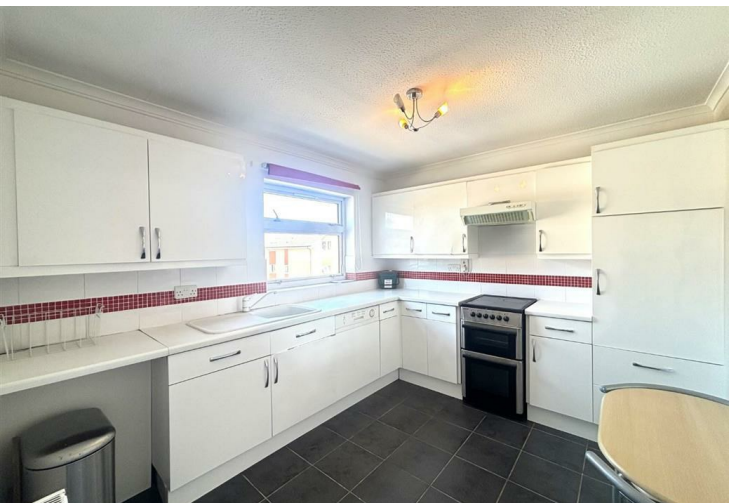
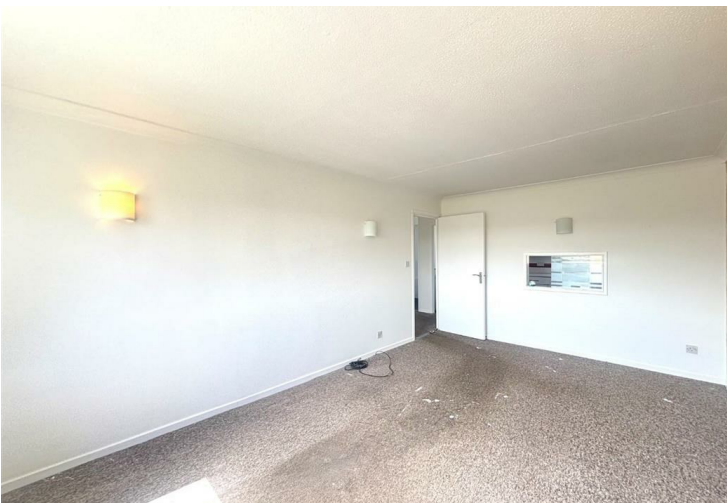
**Yarmouth Road, Stevenage**

Nestled in the desirable Symonds Green area of Stevenage, this charming second-floor flat on Yarmouth Road offers a perfect blend of comfort and convenience. The property has been recently decorated, presenting a fresh and inviting atmosphere for its new occupants.

The flat features a well-proportioned living room, ideal for relaxation or entertaining guests. With two spacious bedrooms, there is ample room for a small family or professionals seeking a comfortable living space. The bathroom is functional and well-maintained, catering to all your daily needs.

One of the standout features of this property is its prime location. Situated within walking distance to local shops, residents will enjoy easy access to everyday amenities, making life that little bit easier. The flat is also chain-free, allowing for a smooth and straightforward purchasing process.

Whether you are a first-time buyer or looking to downsize, this flat presents an excellent opportunity to secure a home in a sought-after area. With its modern decor and convenient location, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful flat your new home.







**Communal Entrance:**

Accessed via secure entry door with stairs to second floor and private front door to:

**Entrance Hall:**

6'6 x 6'6

Radiator, cupboard and doors to:

**Living Room:**

17'7 x 10'8

Double glazed UPVC window, with radiator.

**Kitchen:**

10'8 x 9'5

Double glazed UPVC window, fitted with a range of base and wall units, hob with extractor fan, sink with mixer tap and drainer, built in washing machine, dishwasher and fridge freezer, serving hatch

**Bedroom One:**

14'4 x 8'5

Double glazed UPVC window with radiator.

**Bedroom Two:**

14'4 x 8'5

Double glazed UPVC window with radiator.

**Bathroom:**

6'9 x 5'7

Opaque double glazed UPVC window with panel enclosed bath with mixer tap, wash hand basin with mixer tap.

**WC:**

5'6 x 3'3

Opaque double glazed UPVC window with low level WC, basin with mixer tap.

**Cupboard:**

6'6 x 5'9

Storage room housing boiler and space to keep washing machine or freezer.

**Tenure:**

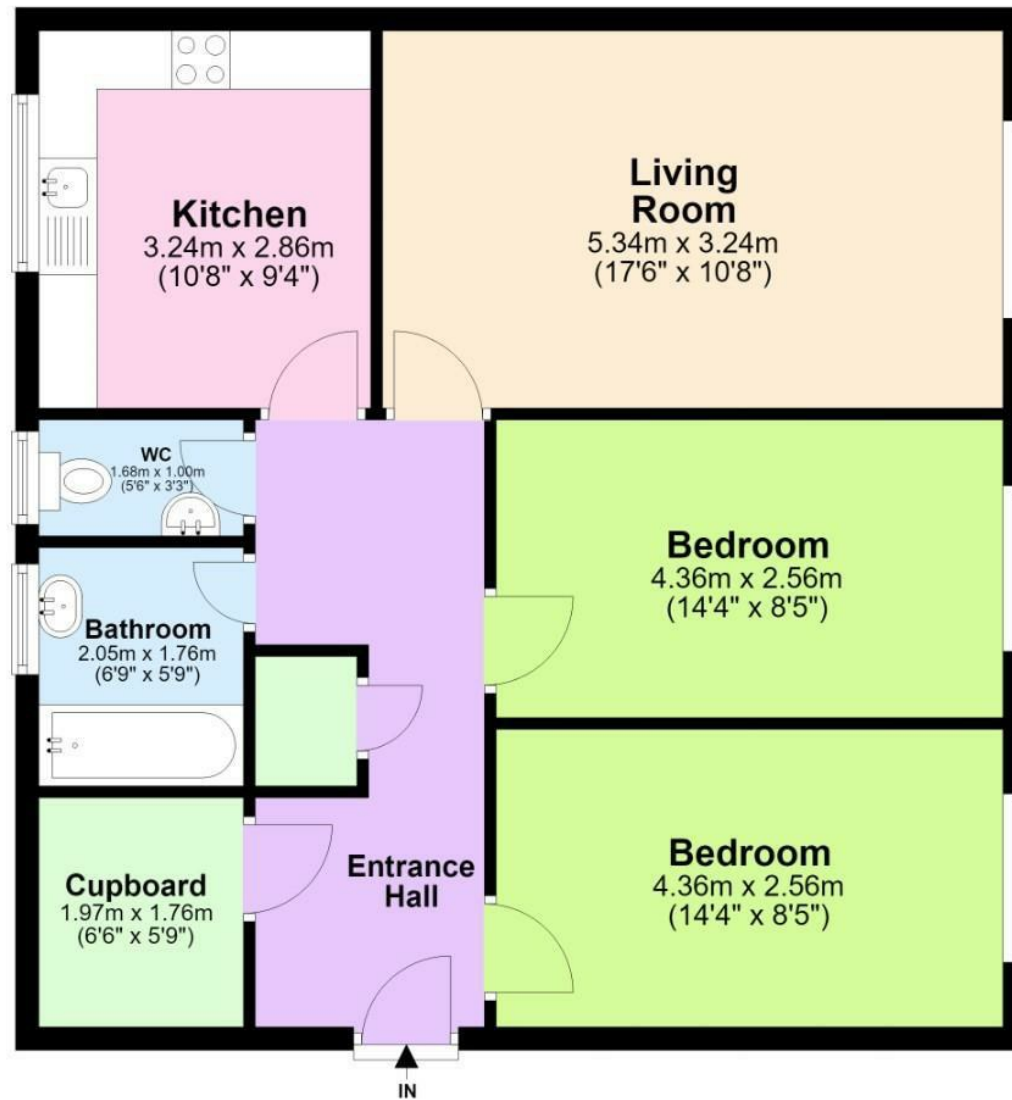
Leasehold. 86 Years Remaining.

Ground Rent: £10 per annum

Service Charge: £849.91 per annum

## Second Floor

Approx. 71.1 sq. metres (764.8 sq. feet)



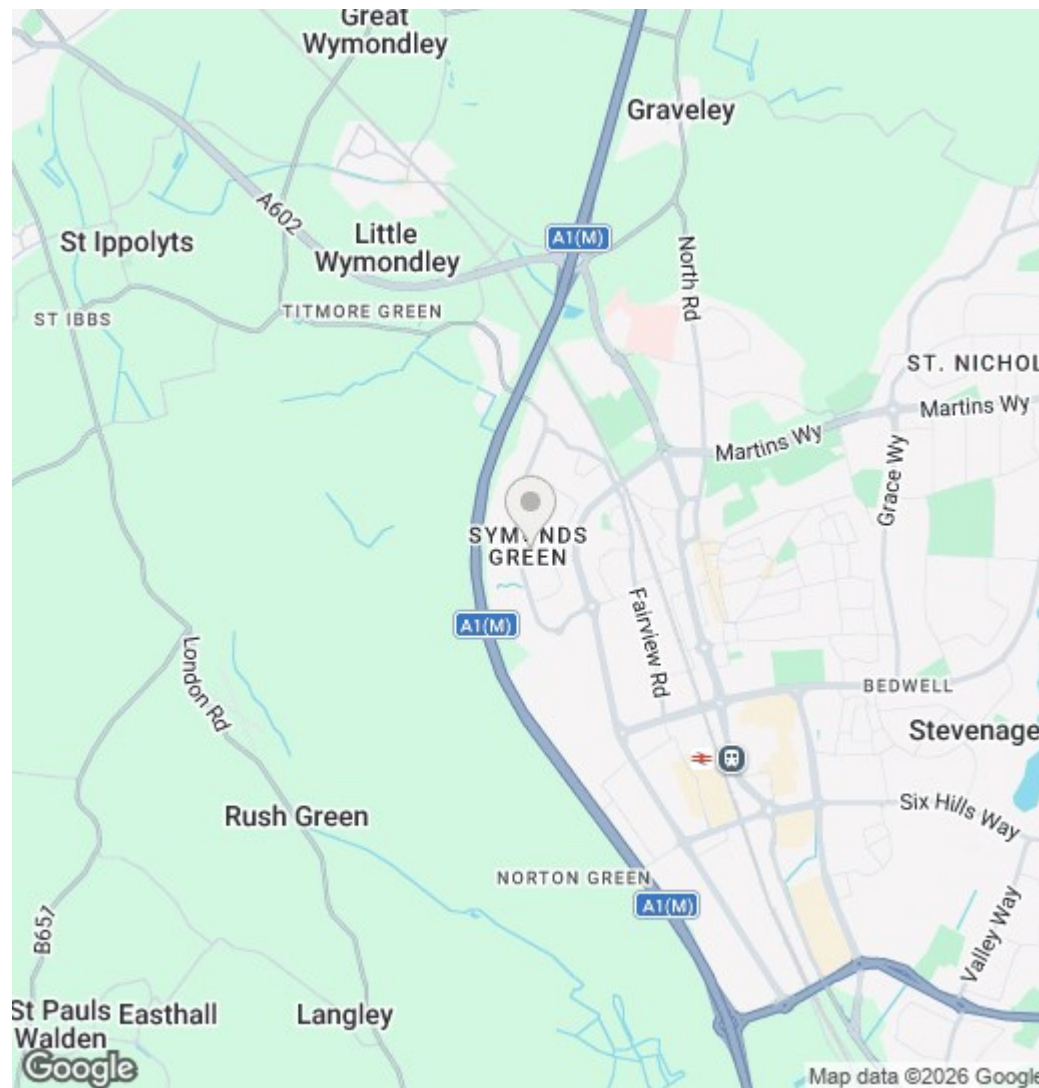
Total area: approx. 71.1 sq. metres (764.8 sq. feet)

| 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 |           |



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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.

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