



Sefton Road, Stevenage, SG1 5RH

£170,000



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Sefton Road, Stevenage

Nestled on Sefton Road in the vibrant town of Stevenage, this charming first-floor apartment offers a delightful living experience. With one well-proportioned bedroom and a comfortable reception room, this property is perfect for individuals or couples seeking a cosy yet stylish home. The apartment boasts a well-presented interior, ensuring a welcoming atmosphere from the moment you step inside.

The property is chain-free, allowing for a smooth and hassle-free purchase process. One of the standout features of this apartment is its prime location; it is within walking distance to the local Oval shops, providing easy access to a variety of amenities, including shops, essential services.

Whether you are a first-time buyer or looking to downsize, this apartment presents an excellent opportunity to enjoy comfortable living in a sought-after area. With its appealing features and convenient location, this property is sure to attract interest. Do not miss the chance to make this lovely apartment your new home.





- CHAIN FREE
- One Bedroom First Floor Flat
- Walking distance to Oval Shops
 - Contemporary Bathroom
 - Communal Garden
 - Outside Storage

Communal Entrance:
Accessed via secure entry door with stairs to first floor and private front door to:

Entrance Hall:
Radiator, two cupboards and doors to:

Kitchen:
10'11 x 9'10
UPVC double glazed window to side, fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating single bowl stainless steel sink with mixer tap and drainer, built in oven, four ring hob with extractor fan over, appliance space for fridge/freezer, washing machine and dishwasher, pantry and opening to:

Living Room:
11'10 x 10'11
UPVC double glazed window to rear and radiator.

Bedroom:
11'10 x 10'

Bathroom:
7'8 x 7'6
Three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and panel enclosed bath with mixer tap, tiled throughout, chrome heated towel rail and opaque UPVC double glazed window to front.

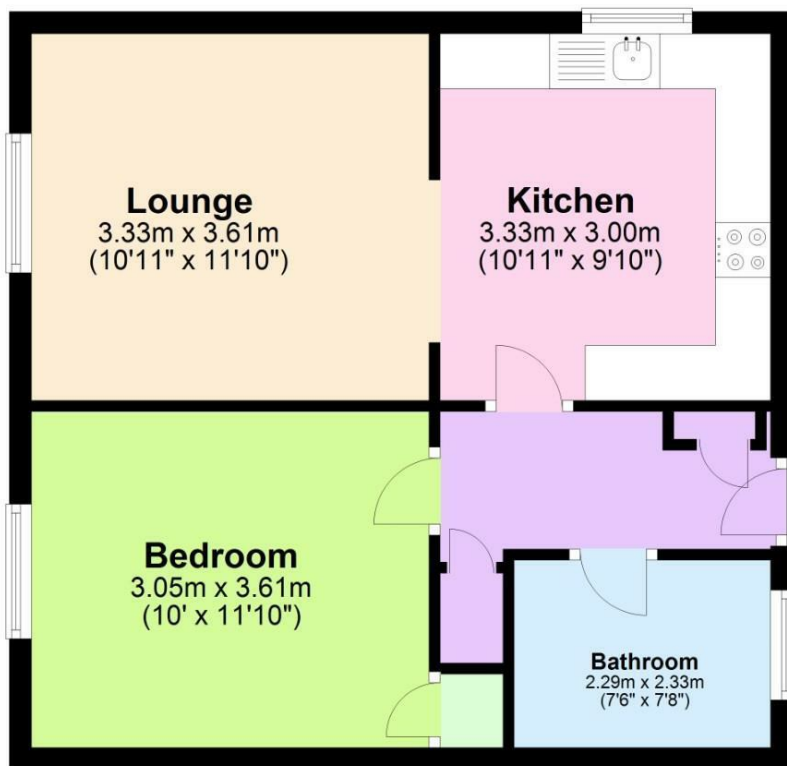
Communal Garden:
Mainly laid to lawn with paved patio area and pedestrian gate.

Outside Storage Shed:

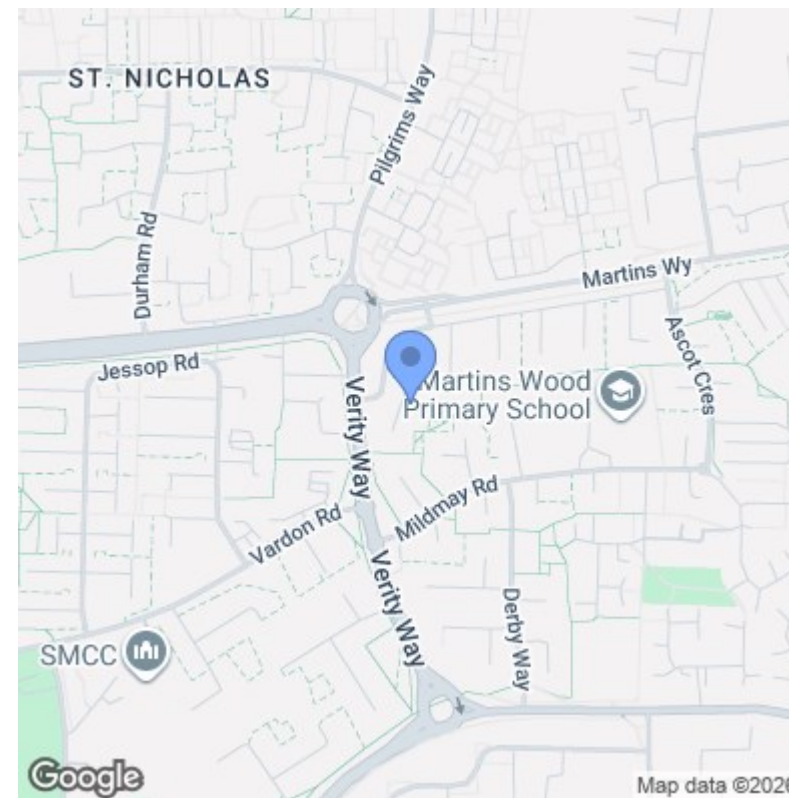
Tenure:
Leasehold. 87 years remaining.
The current vendor has told us the Ground Rent and Service Charge is about £1,080 per annum.

Floor Plan

Approx. 44.8 sq. metres (481.8 sq. feet)



Total area: approx. 44.8 sq. metres (481.8 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	76

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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