

LEASEHOLD



Apartment (EPC Rating: C)

**80 Kilby Road, Stevenage, Hertfordshire, SG1
2LT**

Shared Ownership

£78,750



First Step



2 Bedroom Apartment located in Stevenage

** SHARED OWNERSHIP ** 35% SHARE** A charming two-bedroom apartment located on Kilby Road in the heart of Stevenage.

Benefiting from a spacious reception room with access to the balcony. The apartment also features two well-proportioned bedrooms, including a master with an ensuite.

One of the standout features of this property is the allocated parking space, a valuable asset in this bustling area. The location is particularly advantageous, as it is within walking distance to both the train and bus stations, making commuting a breeze. Furthermore, the apartment is conveniently situated close to both the old town and the new town, offering a variety of shops, restaurants, and leisure activities right at your doorstep.

This apartment is perfect for first-time buyers, or those looking to downsize without compromising on space or amenities. With its modern design and prime location, this property is a wonderful opportunity to enjoy the vibrant lifestyle that Stevenage has to offer.

FMV: £225,000
35% share: £78,750
Service charge: £152.43pcm
Rent: £571.09 pcm
EPC Rating: C
Council Tax Band: C
Leasehold: 105 years remaining

Entry into the communal area of the apartment block is via the door entry communication system. Access to the 3rd floor can be made using the staircase.

Hallway:

Double glazed windows. Laminate flooring. 2 x large storage cupboards with shelves. Three ceiling lights, door entry system, smoke alarm, radiator, thermostat. Doors leading to:

Bedroom 1:

10'5" x 9'10"

Double glazed window. Ceiling light. Carpet. Radiator. Telephone point, TV aerial. Door leading to en-suite.

Ensuite:

White suite comprising push button low level wc, pedestal wash hand basin with chrome taps and fully tiled enclosed shower cubicle with glass door. Wall mirror, wall light with shaver points, radiator, ceiling light, vinyl flooring, extractor fan. White tiles to walls with feature border.

Bedroom 2:

15'1" x 8'6"

Double glazed window. Ceiling light, carpet, radiator.

Bathroom:

White suite comprising modern push button low level wc,

pedestal wash hand basin with chrome mixer taps. Panelled bath with wall mounted shower and glass screen. Wall mirror, wall light with shaver points, ceiling light, vinyl flooring, extractor fan. White tiles to walls with tiled border. Radiator.

Kitchen:

10'5" x 6'6"

Double glazed window. Range of wall, base and drawer units with chrome bar handles and a complementary dark work surface. Tiled splash back areas. One-and-a-half bowl stainless steel sink and drainer with chrome mixer taps. Integrated gas hob/electric oven and extractor. Spaces for upright fridge/freezer and washing machine. Vinyl flooring, inset ceiling spotlights, smoke alarm, Vaillant boiler, radiator.

Lounge:

17'8" x 17'0"

Full length double glazed window. Laminate flooring. Ceiling lights, radiator, BT point. Double glazed door to balcony.

External:

The property has one allocated parking space and also provides ample visitor parking. Bin store. Cycle store.

Local Area:

Conveniently situated within easy reach of the A1M, Stevenage comprises of both the New and Old Town. The Old Town offers a good selection of shops, cafés, restaurants and public houses. In addition, the area is well served by Lister Hospital along with local primary and secondary schools. The New Town offers a shopping centre and retail parks together with a Leisure Park with



restaurants, bars, a bowling alley and Cineworld complex. Fairlands Valley Park and Lakes are also nearby. Stevenage has a bus station, and the mainline railway station provides a fast and frequent rail service into London Kings Cross and St Pancras.

Agents Note:

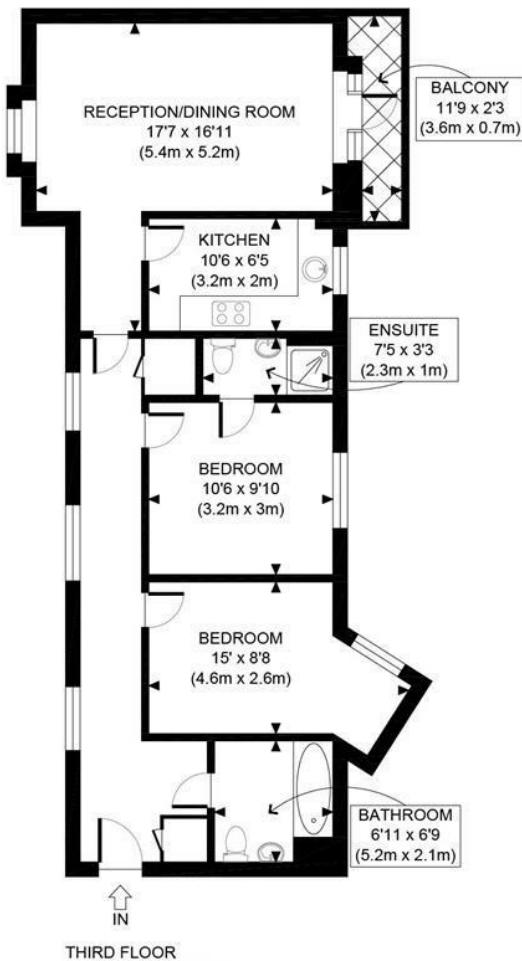
The apparatus, equipment, fittings and services for this property have not been tested by the agent. All interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.



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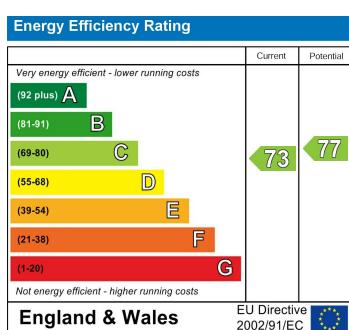
THIRD FLOOR

		Kilby Road
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation		date 06/01/26
		photoplan 

Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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