



Yarmouth Road, Stevenage, SG1 2LW

£180,000



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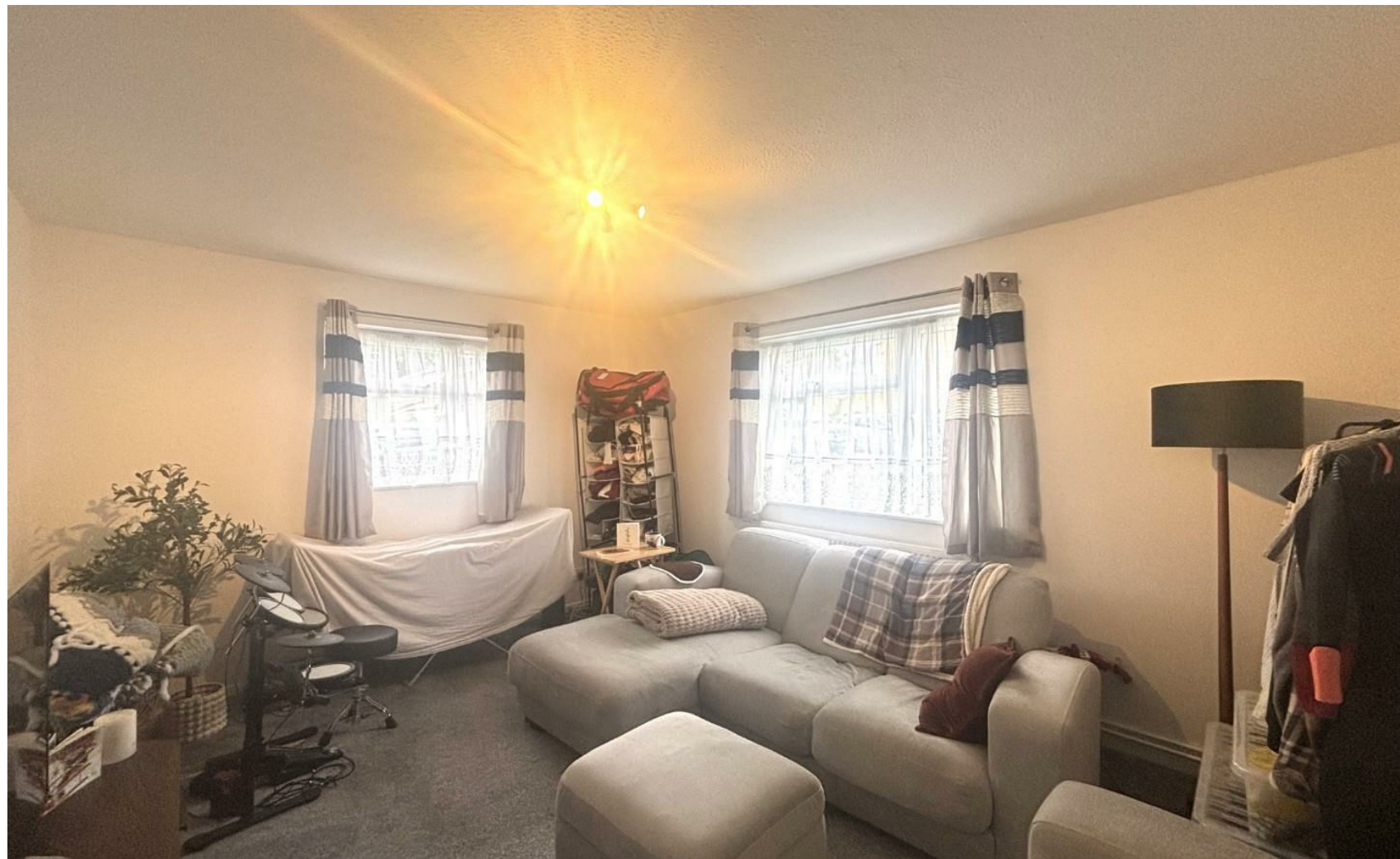
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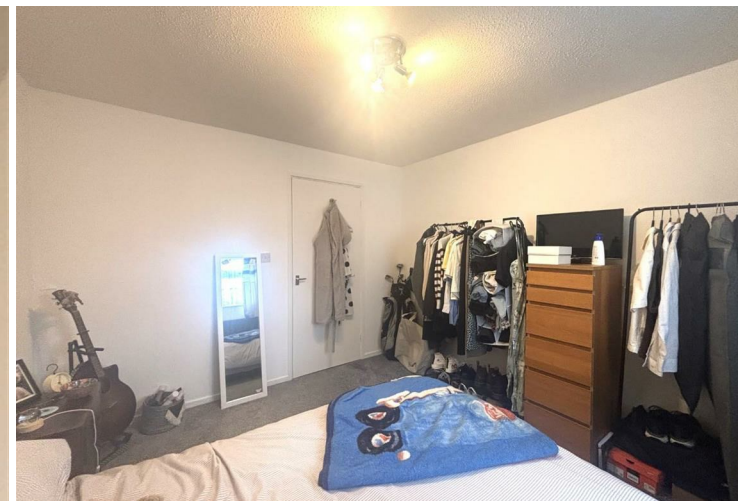
## Yarmouth Road, STEVENAGE

Nestled on Yarmouth Road in the vibrant town of Stevenage, this charming ground floor flat presents an excellent opportunity for first-time buyers or investors. With one well-proportioned bedroom and a comfortable living room, this property offers a perfect blend of space and functionality. The flat also features a modern bathroom, ensuring convenience for everyday living.

One of the standout features of this property is its chain-free status, allowing for a smooth and hassle-free purchase process. The location is particularly appealing, providing easy access to local amenities, transport links, and the lively atmosphere of Stevenage. Whether you are looking to enjoy a leisurely stroll in nearby parks or explore the town's shops and restaurants, this flat is ideally situated to meet your needs.

This property is a fantastic choice for those seeking a manageable living space in a desirable area. With its practical layout and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful flat your new home.





**Communal Entrance:**

Accessed via secure entry fob with private from door to:

**Entrance Hall:**

Radiator, walk in storage cupboard, cupboard, doors leading to:

**Living Room:**

14'11" x 11'11"

Dual aspect UPVC double glazed windows to side and rear, radiator and serving hatch.

**Kitchen**

6'11" x 10'11"

Fitted with a range of wall and base units incorporating roll edge work surfaces and splash back, single bowl sink/drainers with mixer tap, free standing electric hob with electric oven under, fridge/freezer and washing machine, UPVC double glazed window to rear aspect, wood style effect flooring.

**Bedroom**

10'11" x 11'11"

UPVC double glazed window to side and radiator.

**Bathroom**

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

**Outside:**

Communal garden with ample on-road parking.

**Tenure:**

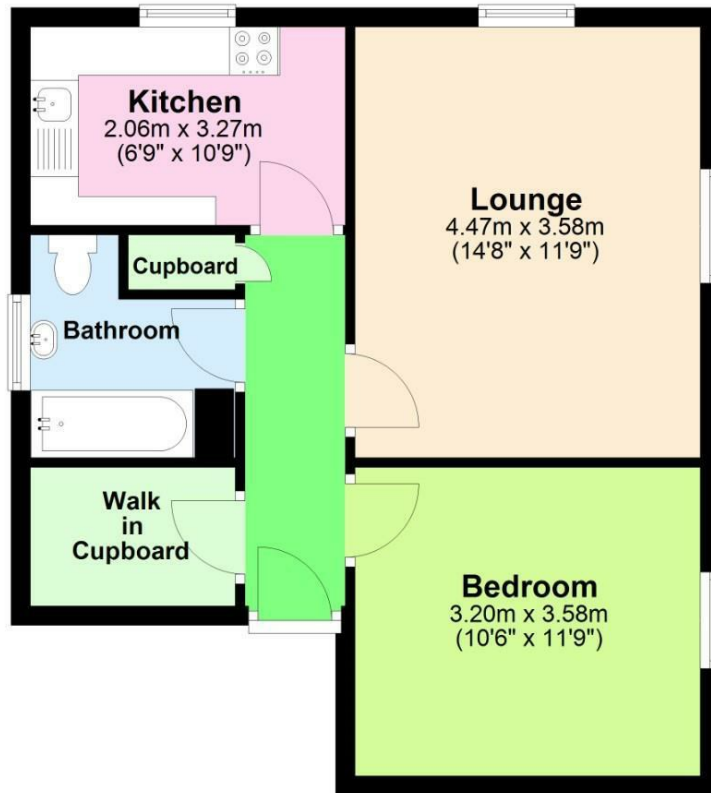
Leasehold. 177 years remaining.

Ground Rent: £10 per annum

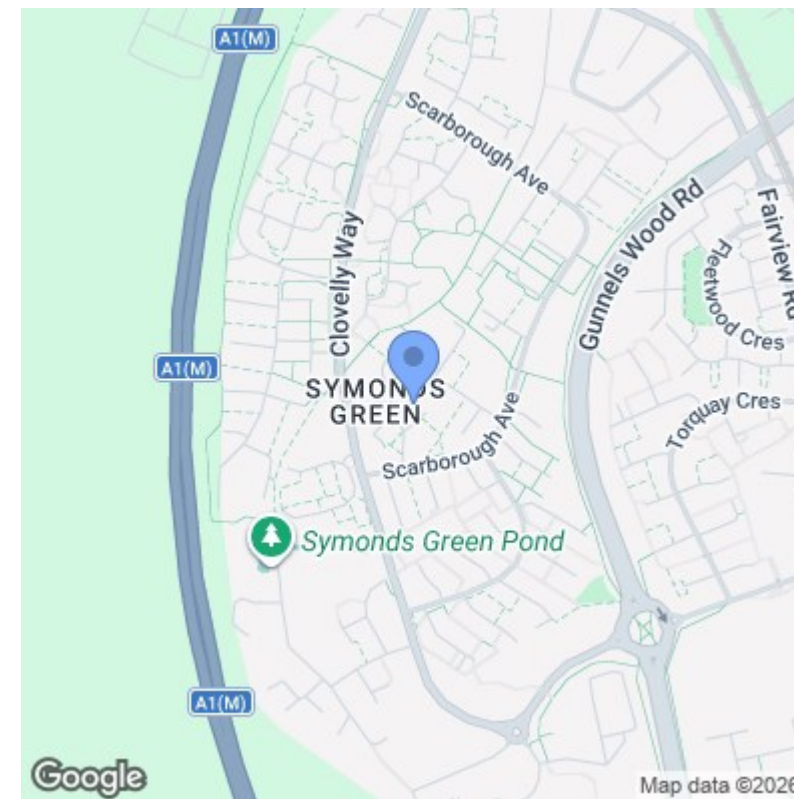
Service Charge: £939 per annum

## Ground Floor

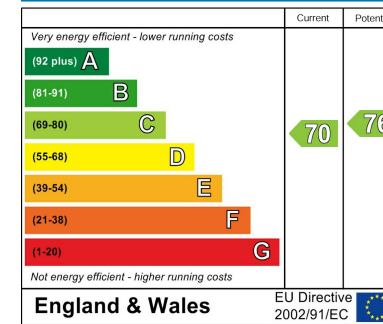
Approx. 48.0 sq. metres (517.0 sq. feet)



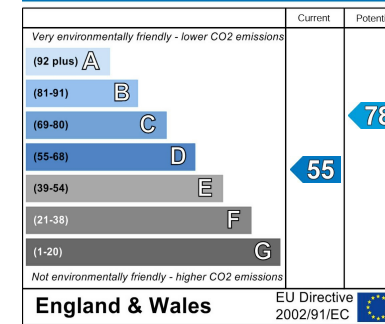
Total area: approx. 48.0 sq. metres (517.0 sq. feet)



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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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