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24 Skegness Road, Stevenage, SG1 2HR

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Guide Price £190,000

**\*\*Guide Price £200,000 - £225,000\*\*** A two bedroom first floor flat located in the Symonds Green area of Stevenage. With an open plan Kitchen/Lounge, large storage cupboard area and Bathroom with separate shower cubicle, this property is being sold CHAIN FREE

- Two Bedrooms
- Open Plan Kitchen / Lounge
- Large Storage Cupboard
- CHAIN FREE
- First Floor Flat
- Bathroom With Separate Shower Cubicle
- Symonds Green Location







## **GROUND FLOOR**

### **COMMUNAL HALL**

Entryphone system, security door into the building, Stairs to first floor and doors into flats.

## **FIRST FLOOR**

### **ENTRANCE HALL**

Tiled flooring, Folding door to large storage cupboard, Entryphone handset, Doors to all rooms, access to loft.

### **LARGE STORAGE CUPBOARD**

8'10" x 4'1"

Laminate flooring, Currently housing large wardrobe, wall mounted gas meter, consumer unit and has lighting.

### **KITCHEN / LOUNGE**

13'9" x 11'6"

Laminate flooring in the lounge area, Radiator, Double glazed window to side aspect, Tiled flooring in the Kitchen area, Fitted in a range of wall and base units, Integral oven with electric oven and extractor above, Recessed one and a half sink with granite counter over, Plumbed for washing machine.

### **BEDROOM ONE**

11'5" x 10'6"

Laminate flooring, Radiator, Double glazed windows to side aspect.

### **BEDROOM TWO**

8'10" x 8'6"

Laminate flooring, Radiator, Wall mounted combi boiler, Double glazed window to side aspect.

## **BATHROOM**

Fully tiled, Spot lighting, Jacuzzi bath, Panelled bath, Separate shower cubicle, Large bathroom sink with vanity unit below, Extractor fan, Heated towel rail, Low level WC, Frosted double glazed window to side aspect.

## **COMMUNAL COURTYARD**

Paved with gate to rear of property and door into the building. Two rotary washing lines.

## **PARKING**

Parking available on a first come, first served basis.

## **AGENTS NOTES**

LEASE DETAILS - We have been advised by the seller as follows:

Lease length - until 14th Aug 2108 (83yrs remaining)

Service charges - £898.13pa (£74.84pcm)

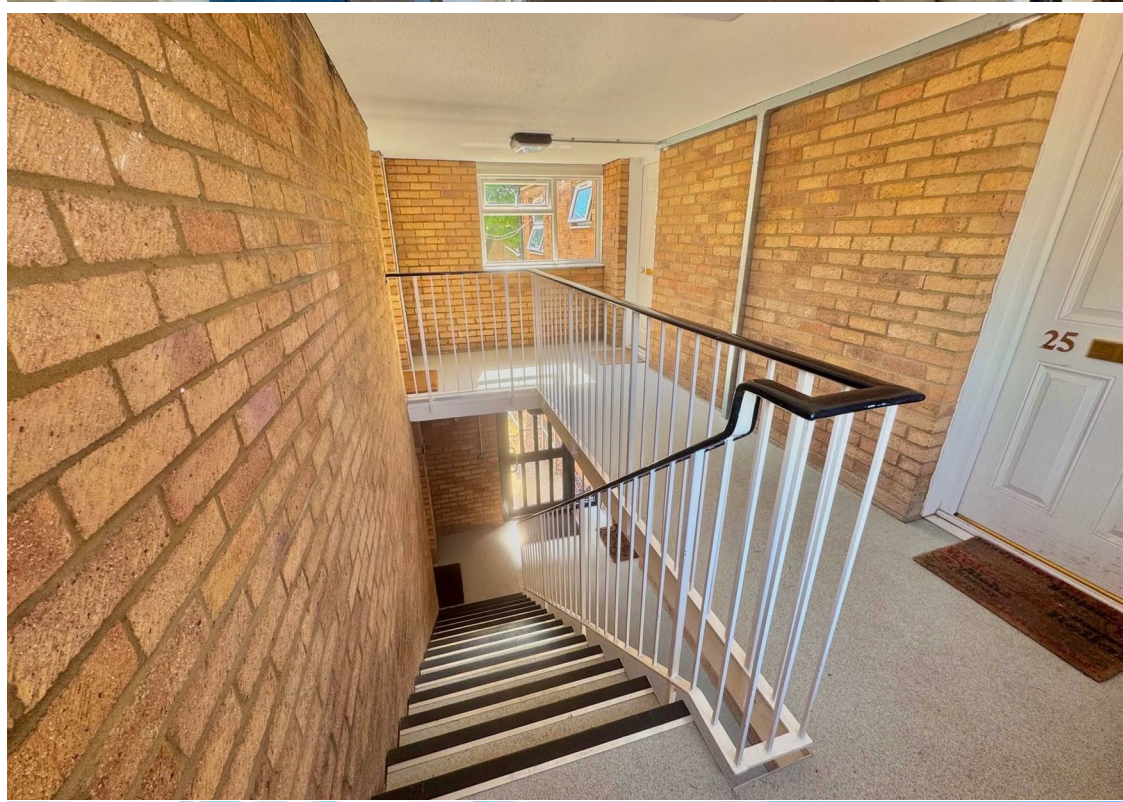
Ground Rent - £10pa



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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		
	73	75
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		
	74	78
England & Wales	EU Directive 2002/91/EC 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, iWEstates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of iWEstates estate agents.