

# HUNTERS<sup>®</sup>

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## Skyline House, Swinggate

Stevenage, SG1 1AP

Asking Price £190,000



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## GROUND FLOOR

### COMMUNAL LOBBY

Communal security entrance leading into reception lobby. Stairs and lifts to all floors. Concierge service.

## SECOND FLOOR

### ENTRANCE HALLWAY

Front door into hallway. Airing cupboard. Storage cupboard. Spotlights. Radiator. Laminate flooring.

### LOUNGE

13'1" x 9'1" (3.99 x 2.77)

Double glazed window to rear aspect. Radiator. Laminate flooring. Thermostat controls. Open to:

### KITCHEN/DINER

10'3" x 13'1" (3.12 x 3.99)

Fitted kitchen comprising matching eye level and base units with roll edge work surfaces over. Stainless steel one and half bowl sink unit. Neff extractor hood, electric hob & oven under. Spotlights. Under unit lighting, integral washing machine, space for fridge/freezer.

### BEDROOM ONE

15'3" (MAX) x 13'11" (4.65 (MAX) x 4.24)

Dual aspect double glazed windows with sealed unit to side & rear. Radiator.

### BEDROOM TWO

9'3" x 10'4" (2.82 x 3.15)

Double glazed window with sealed unit to side aspect. Radiator.

### BATHROOM

Comprising low level w/c, wash hand basin with unit

under. Heated towel rail. Panelled bath with shower over. Spotlights. Extractor fan. Tiled splash backs.

## OUTSIDE

### COMMUNAL AREAS

Post box system, concierge service 9am - 5pm, bin storage area

### LEASE DETAILS

We have been advised by the vendor that the following are:

Length: 125yrs from 1st Oct 2015

Ground rent: £275 pa

Service charges: £120pcm

### AGENTS NOTE

Preliminary details not yet approved by vendor. An EPC is available for this property.





Road Map



Hybrid Map



Terrain Map



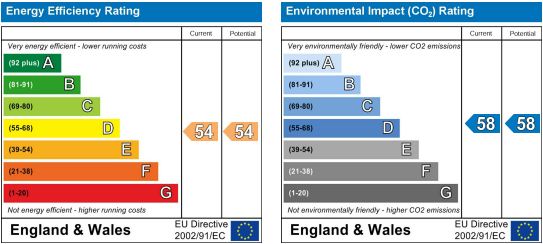
Floor Plan



Viewing

Please contact our Hunters Stevenage Office on 01438 313393 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters 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 Hunters estate agents.