

# HUNTERS®

HERE TO GET *you* THERE



**Skegness Road**

Stevenage, SG1 2HR

Guide Price £200,000



Council Tax: B



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.

**Guide Price £200,000**



## 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" (2.69 x 1.24)

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

### KITCHEN / LOUNGE

13'9" x 11'6" (4.19 x 3.51)

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" (3.48 x 3.20)

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

### BEDROOM TWO

8'10" x 8'6" (2.69 x 2.59)

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

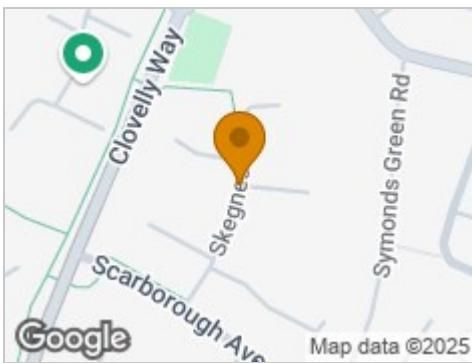
Parking available on a first come, first served basis.

## 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



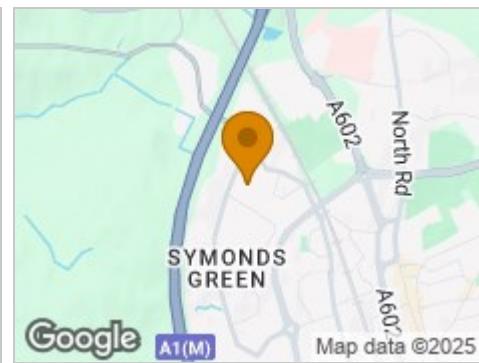
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

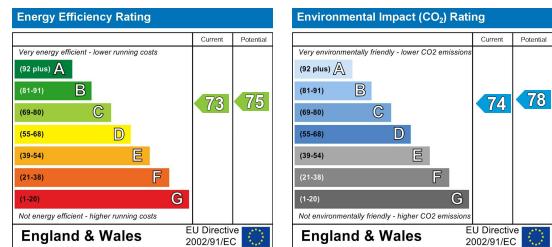


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.