



Epsom Close, Stevenage

CHANDLERS

# 53 Epsom Close

Stevenage, SG1 5TE

Guide Price £230,000



2 Bedrooms



2 Bathrooms



1 Reception Rooms



EPC Rating Band

GUIDE PRICE £230,000 - £240,000 \* A spacious first floor apartment within a block of only four flats, set within a desirable development in Martins Wood, siding onto a large quiet playing field and coming complete with a garage and driveway.

Internally the property briefly comprises of a spacious entrance hallway which gives access to the main family bathroom, bedroom two, bedroom one with an en-suite shower room, kitchen with a range of fitted appliances and a large dual aspect lounge/diner.

Outside you have a communal garden, quick access into the playing field and a garage and parking space.

(Stevenage Borough Council - Council Tax Band C - EPC to follow)

Leasehold information:

There is a remaining lease of around 133 years.

The annual ground rent is £170.00.

The annual service charge is approximately £2428.00.



- Guide price £230,000 - £240,000
- Two bedroom first floor flat
- Large entrance hallway
- Dual aspect lounge/diner
- Kitchen
- Two double bedrooms
- Family bathroom and en-suite to master
- Communal garden and siding onto quiet playing field
- Garage and parking space
- Long lease remaining of 133 years

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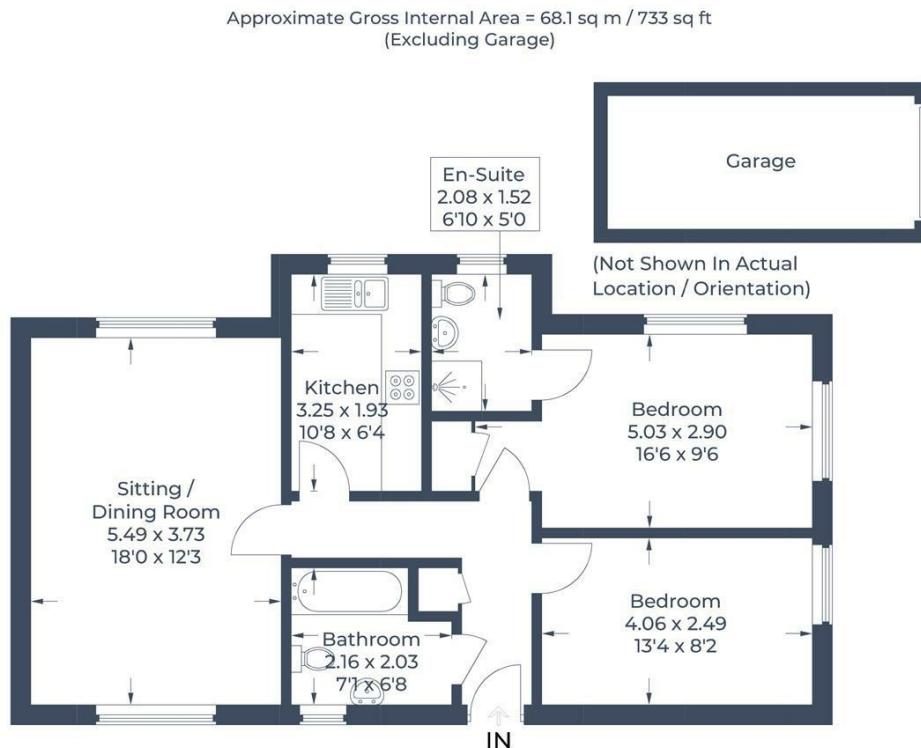






## Additional/Material Information

- Local Authority is Stevenage
- Council tax Band C
- Tenure – Leasehold
- Water, Electricity



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		
England & Wales		EU Directive 2002/91/EC

### Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.