



120 Kilby Road, Stevenage, SG1 2LU

£220,000



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A modern, purpose-built, spacious two bedroom apartment representing excellent value for money whilst conveniently situated within easy walking distance of the mainline railway station.

This two DOUBLE bedroom, seventh floor apartment, has the convenience of a lift with the advantage of a current tenant in residence paying a monthly rental of £840.00. The property would make a viable "buy to let" investment or alternatively an ideal first time purchase.

The accommodation comprises a communal entrance hallway, lift to all floors, reception hallway, two double bedrooms, the master bedroom benefiting from an en-suite shower room, a generous lounge/dining room and separate fitted kitchen. Practical benefits include gas central heating, double glazing and main wired smoke and carbon-monoxide detectors. In addition there is an allocated parking space with additional visitors parking available.

Water costs are included within the current service charge of £102.00 per month.

LOCATION

Stevenage comprises both the New and Old



Towns and is close to the A1M. The Historic High Street in the Old Town offers a good selection of shops including a Waitrose and Tesco Express supermarket, cafés, restaurants, public houses, public library, local Schools and a bank. There are more comprehensive shopping facilities in the nearby New Town with Schools, a Leisure Complex, Theatre and Arts Centre and Stevenage mainline train station with fast regular trains to London Kings Cross (23 mins).

THE ACCOMMODATION COMPRISES

Communal entrance door opening to the communal hallway with lift rising to all floors with the front door opening to:

RECEPTION HALLWAY

Two useful storage cupboards, radiator and doors to:

LOUNGE / DINING ROOM 5.42 x 2.87 + door recess (17'9" x 9'5" +door recess)

Generous open-plan lounge/dining room with a dual aspect provided by a double glazed picture window to the front and double glazed window to the side elevations providing panoramic views over the town. Light oak effect flooring, TV and phone points and space for table.

KITCHEN 4.27 x 2.14 (14'0" x 7'0")

Fitted with a modern range of light oak effect base and eye level units and drawers finished with black rolled edge work surfaces and an inset stainless steel one and half bowl sink unit with mixer tap. Range of appliances include an integrated stainless steel and glazed oven, a four-ring stainless steel gas hob with extractor canopy above, space and plumbing for further kitchen appliances. Wall mounted gas fired boiler, tiled splashbacks and double glazed window to the front elevation.

BEDROOM ONE 4.25 x 2.70 (13'11" x 8'10")

Measurement taken into the doorway recess, TV and phone points, radiator and double glazed window to the front elevation. Door to:

EN-SUITE SHOWER ROOM

Fitted with a white suite comprising a low level wc, pedestal hand wash basin and a walk-in shower cubicle, shaver point, extractor fan, radiator, tiled walls to half-height.

BEDROOM TWO 5.65 x 2.77 (18'6" x 9'1")

A further double bedroom with a radiator and double glazed window to the front elevation.

BATHROOM

Fitted with a modern white three-piece suite comprising a low level wc, pedestal hand wash basin and a panelled bath with a shower over and fitted shower screen, white tiled splashbacks, courtesy light with shaver point and extractor fan.

OUTSIDE FRONT

The property is situated at the end of the cul-de-sac with the advantage of an allocated parking space with additional visitors parking available.

GROUND

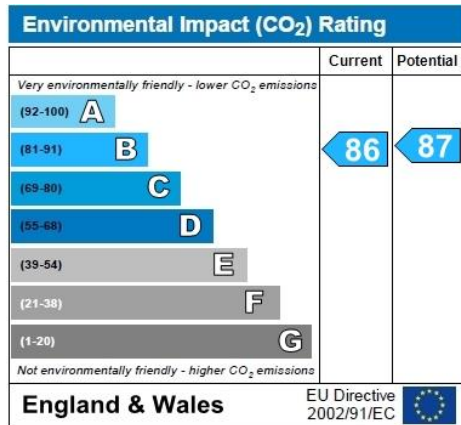
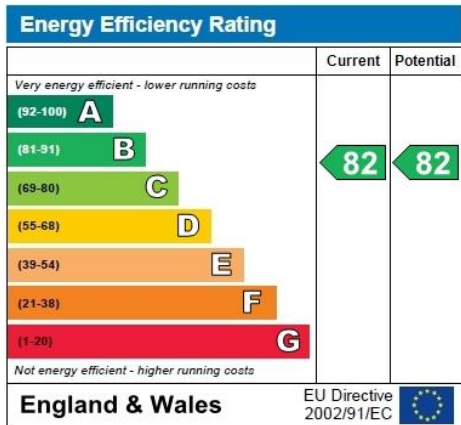
Communal grounds including areas of lawn, trees and shrub borders.

LEASE

We are currently awaiting details from the vendor regarding the length of Lease remaining together with any ground rent payable but we are informed that the maintenance charge is £102.00 per month to include water.

TENURE AND COUNCIL TAX

The Tenure of this property is LEASEHOLD. The Council Tax Band is "C" and the amount payable for the year 2017/18 is £1,418.97.



IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firms employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.

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