



PUTTERILLS

est. 1992

8 Yarmouth Road, Stevenage, SG1 2LW  
£218,000

Spacious CHAIN FREE, two double bedroom first floor apartment situated within this low density block of similar apartments, close to the entrance of Yarmouth Road on the western outskirts of Stevenage within the popular Symonds Green area. Conveniently located within walking distance of the local Health Centre, Community Centre and a parade of shops. This spacious apartment has been significantly improved by the current owner to include a fantastic, modern fitted kitchen with appliances whilst further benefits include double glazing and gas fired central heating. Outside there is ample residents parking and attractive communal grounds.

The block has recently benefited from a programme of improvements under a Section 20 Notice served by Stevenage Borough Council with highlights including the installation of a secure entryphone system.

In full the accommodation comprises a generous reception hallway, useful walk-in storage/coats cupboard, generous lounge, separate modern fitted kitchen, two double bedrooms, bathroom and separate wc. Viewing highly recommended.

#### LOCATION

Stevenage comprises both the New and Old Towns and is conveniently situated within easy access of the AIM. The Historic High Street in the Old Town offers a good selection of shops, a Tesco Express supermarket, cafés/ restaurants, public houses and a public library. In addition the area is well served by a good selection of local primary and secondary schools. 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 front door with entryphone system, staircase rising to all floors with front door opening to:

#### RECEPTION HALLWAY 5.43 x 2.02 into recess (17'10" x 6'8" into recess)

A wide welcoming reception hallway with radiator, central heating thermostat, entryphone, airing cupboard housing hot and cold water tank and laundry shelves. Doors to:

#### WALK-IN COATS CUPBOARD 2.00 x 1.78 (6'7" x 5'10")

A generous shelved storage cupboard with gas and electric meters. It is worthy of note that this room could

be adapted for use as an internal study if so required.

#### LOUNGE 5.39 x 3.31 (17'8" x 10'10")

A most comfortable room of excellent proportions with TV and telephone points, radiator and double glazed window overlooking the drying area to the rear, two ceiling lights with fans.

#### KITCHEN 3.27 x 2.87 (10'9" x 9'5")

A particular highlight of the property is the modern fitted kitchen comprising a comprehensive range of sleek gloss handleless soft self-closing base and eye level units and deep pan drawers finished with square edged natural stone effect work surfaces with an inset white ceramic sink unit with chrome mixer tap. A range of kitchen appliances include an integrated Neff stainless steel and glazed oven with a slide and hide door, an inset touch-sensitive four-ring electric hob with glazed splashback and concealed extractor canopy above, freestanding slimline Bosch dishwasher, Bosch washing machine and a fridge/freezer included in the sale. Further eye level cupboard housing the wall mounted gas fired boiler, natural stone effect gloss splashbacks and natural stone effect flooring. Double glazed window to the front elevation.

#### BEDROOM ONE 4.40 x 2.59 (14'5" x 8'6")

Measurements include a range of built-in wardrobes with beech wooden door fronts, radiator, ceiling light with fan and double glazed window overlooking the drying area to the rear.

#### BEDROOM TWO 4.38 x 2.61 (14'4" x 8'7")

A further generous double bedroom with a radiator and double glazed window overlooking the drying area to the rear.

#### BATHROOM 2.08 x 1.76 (6'10" x 5'9")

Fitted with a panelled enamel bath with separate shower over, wall mounted hand wash basin with tiled splashbacks, radiator, wooden effect flooring and an opaque double glazed window to the front elevation.

#### SEPARATE WC

Fitted with a low level wc with concealed cistern and wall mounted hand wash basin, tiled splashbacks, wooden effect flooring and opaque double glazed window to the front elevation.

#### OUTSIDE

The property is located close to the entrance of Yarmouth Road on the western outskirts of Stevenage with wrap-around communal gardens laid predominantly to lawn with a communal drying area and bin store. Ample residents parking available.

## LEASE DETAILS

The Lease was extended to 95 years in 2012 and expires on 7th March 2107. Accordingly, there are 86 years remaining unexpired. The service/maintenance charges are estimated at £611.80 for this year and includes ground rent of £10.00 per annum and buildings insurance.

## COUNCIL TAX AND EPC

The Council Tax Band is B. The amount payable for the year 2021-22 is £1481.04.

The EPC Rating is C.

## VIEWING INFORMATION

Viewing is strictly by appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

## SECTION 20 NOTICE

Improvement works have been completed under the Section 20 notice served by Stevenage Borough Council. The final remittance is estimated to be approx £8,000 per apartment. Settlement of the same will be taking into consideration at the point of negotiation.

## DISCLAIMER

Putterills endeavour to maintain accurate depictions of properties in virtual tours, floor plans and descriptions, however, these are intended only as a guide and intended purchasers must satisfy themselves by personal inspection.

**MONEY LAUNDERING REGULATIONS:** Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

**FIXTURES & FITTINGS:** All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

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## NEED A MORTGAGE?

Talk to our Independent Adviser who will be pleased to discuss options with you.

Mr Adrian Murphy, Independent Mortgage Advice  
Bureau, 61 High Street, Old Town, Stevenage SG1 3AQ  
T: 01438 360040. E: [adrian.murphy@imab.net](mailto:adrian.murphy@imab.net)



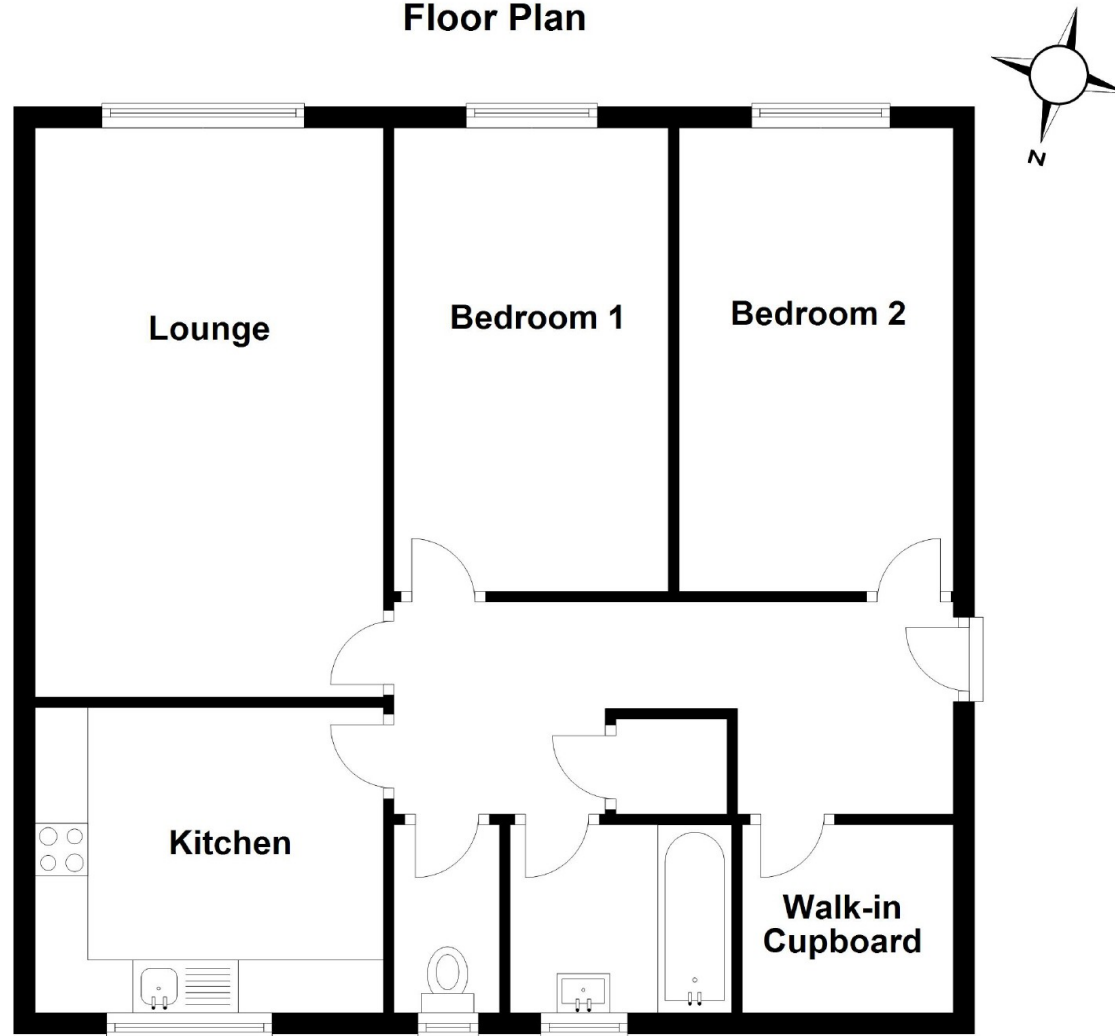








## Floor Plan



Total area: approx. 72.9 sq. metres (784.8 sq. feet)



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