



P U T T E R I L L S

est. 1992

10 Kestrel Close, Stevenage, SG2 9PB
£225,000

TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT PRESENTED IN EXCELLENT CONDITION THROUGHOUT WHILST FEATURING A SPACIOUS LOUNGE IN EXCESS OF 7.00M IN LENGTH AND A SEPARATE MODERN FITTED KITCHEN.

*** ATTENTION ALL INVESTORS - IDEAL BUY TO LET INVESTMENT OPPORTUNITY WITH A TENANT IN RESIDENCE CURRENTLY PAYING £800 PER CALENDAR MONTH ***

A much improved, well presented spacious two bedroom first floor apartment enjoying the advantages of a low annual ground rent of just £10.00 per year and a competitive service charge of just £500 per year with 90 years remaining on the Lease.

Conveniently situated close to the southern outskirts of Stevenage, yet within easy walking distance of local amenities including a Sainsbury's supermarket, this first floor two double bedroom apartment represents an ideal buy to let investment and features gas fired central heating and double glazing with both a modern fitted kitchen and bathroom. Further practical benefits include ample residents parking, communal gardens, drying area and bin store whilst the accommodation comprises a double glazed composite front door opening to a spacious "L" shaped reception hallway with useful walk-in storage cupboard, comfortable spacious well-proportioned open-plan lounge/dining room, modern fitted kitchen with integrated appliances, two double bedrooms of excellent proportions and a spacious family bathroom including a corner bath with a shower over. Viewing highly recommended.

LOCATION

Stevenage comprises of both the New and Old Towns. The Historic High Street in the Old Town offers a good selection of shops, cafés/restaurants and public houses. The New Town provides a large pedestrianised shopping centre and retail parks along with the Gordon Craig Theatre, David Lloyd Health Club, Fairlands Valley Park and lakes, the Leisure Park with its restaurants, bars and night club, bowling alley and 16-screen Cineworld complex. Stevenage mainline railway station offers a fast and frequent rail service into London Kings Cross (23 mins) and the St Pancras International rail link to Europe. Both Luton and Stansted Airports are approximately 20 miles away.

THE ACCOMMODATION COMPRISES

Communal front door leading to the communal hallway with a staircase rising to the first floor with a double glazed composite front door opening to:

RECEPTION HALLWAY

A spacious "L" shaped reception hallway with access to the loft space, radiator and a double width walk-in coats cupboard (3.51 x 0.82) with shelf and hanging rail. Further linen cupboard with shelving and doors to:

LOUNGE / DINING ROOM 7.17 x 2.88 (23'6" x 9'5")

A spacious open-plan room of excellent proportions combining both seating and dining areas with a dual aspect provided by a double glazed square bay window to the front elevation with a further double glazed window to the side. TV and telephone points and two radiators.

KITCHEN 2.57 x 2.42 (8'5" x 7'11")

The flat enjoys the further advantage of a separate modern fitted kitchen featuring wooden grain effect base and eye level units and drawers complemented by grey natural stone effect work surfaces with an inset stainless steel sink unit with a chrome mixer tap. A range of integrated appliances include a Neff stainless steel and glazed single oven with a Neff electric ceramic hob with concealed extractor canopy above, integrated fridge/freezer with a freestanding washing machine included in the sale price. Wall mounted gas fired combination boiler, cream tiled splashbacks, contrasting dark grey ceramic floor tiles, radiator and a double glazed window to the rear elevation.

BEDROOM ONE 3.48 x 2.97 (11'5" x 9'9")

A generous double room of excellent proportions with a radiator and double glazed window to the front elevation.

BEDROOM TWO 3.50 x 2.33 (11'6" x 7'8")

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

BATHROOM 2.55 x 1.48 (8'4" x 4'10")

Fitted with a modern white three-piece suite comprising a panelled corner bath with a mixer tap and a separate thermostatic shower over with fitted shower screen, pedestal hand wash basin with mixer tap and low level wc with push button flush. White fully tiled walls with contrasting grey floor tiles, chrome heated towel rail and a double glazed window to the rear elevation.

OUTSIDE

COMMUNAL GROUNDS

Communal grounds to include communal gardens laid to lawn with a bin store part enclosed to hardstanding drying area.

RESIDENTS PARKING

Ample residents parking bays situated adjacent to the building.

LEASE DETAILS

We have been advised by the vendor of the following:

- * The Lease has 90 years remaining (until 28/6/2112)
- * Ground rent is £10.00 per year
- * Service charge is approximately £500 per year.

SECTION 20 NOTICE

It is our understanding that a Section 20 Notice was served in 2019. A degree of work was conducted in November 2019 including new communal hallway lighting. We are not aware of any further work undertaken or planned.

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 to be advised.

VIEWING INFORMATION

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

DISCLAIMER

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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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Mr Adrian Murphy, Independent Mortgage Advice

Bureau, 61 High Street, Old Town, Stevenage SG1 3AQ

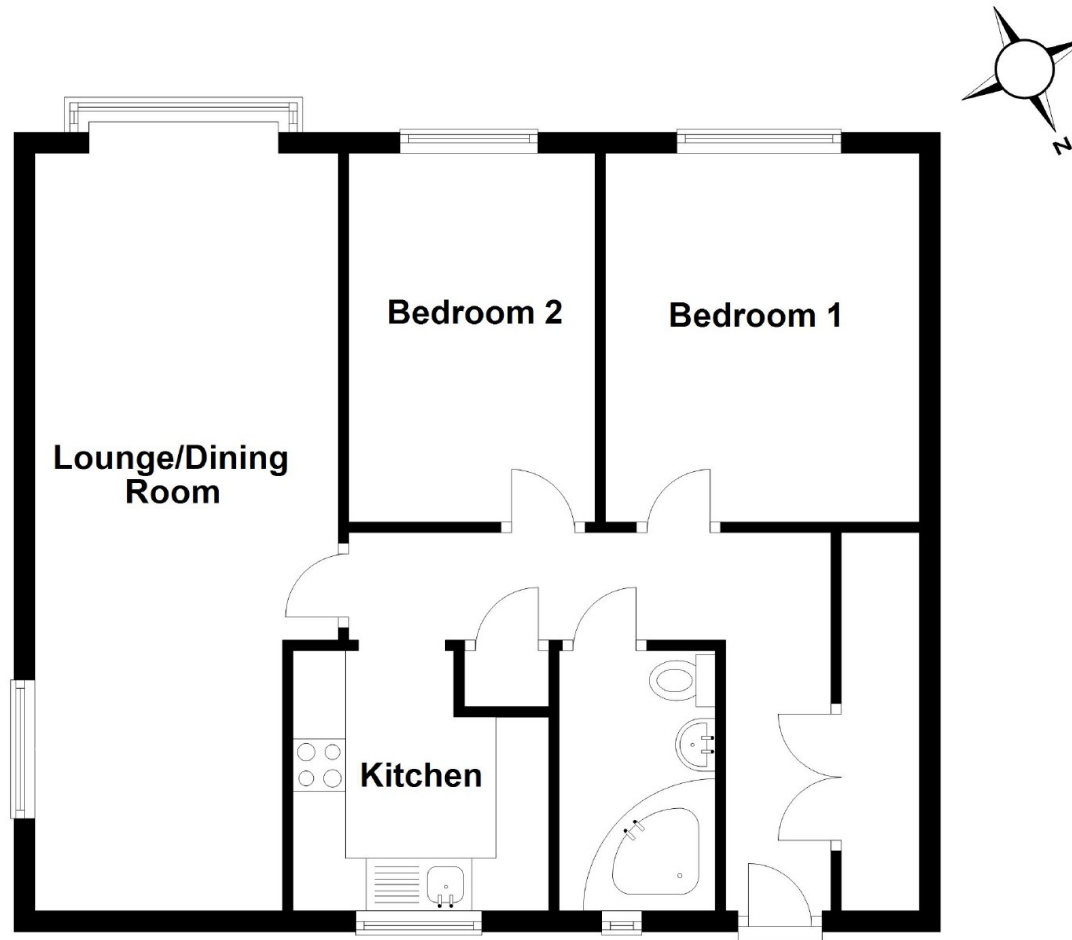
T: 01438 360040. E: adrian.murphy@imab.net







Floor Plan



Total area: approx. 60.7 sq. metres (653.0 sq. feet)



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putterills.co.uk | 01438 316846 | oldtown@putterills.co.uk

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