



PUTTERILLS

est. 1992

104 Yarmouth Road, Stevenage, SG1 2LW

£210,000

SPACIOUS TWO BEDROOM APARTMENT WITH GENEROUS SEPARATE KITCHEN, CONVENIENT FISHERS GREEN LOCATION WITHIN CATCHMENT AREA FOR THE OUTSTANDING OFSTED RATED WOOLENWICK INFANT AND NURSERY SCHOOL.

ANOTHER PROPERTY SOLD BY PUTTERILLS!

Representing an ideal first time purchase or buy to let investment, a spacious top floor, two double bedroom apartment conveniently situated within Fishers Green, opposite local amenities including a Doctors Surgery and a parade of shops.

The property has been well maintained by the current owners and offers a larger than average arrangement of accommodation when compared to similar properties with the advantages of a spacious modern fitted separate kitchen and an open-plan generous lounge/dining room. In addition there are two double bedrooms plus a separate wc and bathroom which could be combined to create a larger family bathroom if so required. The property provides ample storage including a generous walk-in store room with further conversion opportunities.

Practical benefits include gas central heating and double glazing, communal gardens, drying area and bin store. Section 20 Notice works have been completed including a new entryphone system.

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 together 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 with entryphone system with communal hallway and staircase rising to all floors with a composite front door opening to:

RECEPTION HALLWAY 5.35 x 1.94 (17'7" x 6'4")

A welcoming reception hallway finished with stylish wooden effect flooring with a radiator, coat hanging space, telephone point, entryphone system, access to insulated loft space with measurements including the airing cupboard with hot water tank and laundry shelves.

LOUNGE / DINING ROOM 5.30 x 3.21 (17'5" x 10'6")

A most spacious room of excellent proportions combining both seating and dining areas whilst finished with stylish wooden effect flooring, ample space for dining table, TV point, radiator and double glazed window to the front elevation.

KITCHEN / BREAKFAST ROOM 3.18 x 2.79 (10'5" x 9'2")

A generous separate kitchen fitted with a comprehensive range of wooden grain effect base and eye level units and drawers finished with grey natural stone effect work surfaces with an inset single stainless steel sink unit, white tiled splashbacks with tiled effect flooring with space and plumbing for kitchen appliances including washing machine, fridge/freezer and both electric and gas cooker points. Space for breakfast table, radiator and double glazed window to the rear elevation.

BEDROOM ONE 4.36 x 2.52 (14'4" x 8'3")

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

BEDROOM TWO 4.31 x 2.51 (14'2" x 8'3")

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

BATHROOM 1.99 x 1.66 (6'6" x 5'5")

Fitted with a panelled bath, pedestal hand wash basin, tiled splashbacks, radiator and double glazed window to the rear elevation.

SEPARATE WC

Fitted with a low level wc with push button flush, wall mounted hand wash basin and double glazed window to the rear elevation.

AGENTS NOTE

It is worthy of note that both the separate wc and bathroom could be combined to create a larger family bathroom if so required.

WALK-IN STORAGE CUPBOARD 1.91 x 1.68 (6'3" x 5'6")

A generous walk-in storage cupboard with meters and wall mounted gas fired boiler

AGENTS NOTE

It should be possible to convert the walk-in store room to a further room if so required.

OUTSIDE

COMMUNAL GARDENS

Wrap around communal lawns situated to the front of the property.

BIN STORE

New bin store situated to the rear of the development with communal use of drying area with rotary dryers.

PARKING

Ample residents parking situated within close proximity of the apartment.

SECTION 20 NOTICE

The block has been subject to a Section 20 Notice with the works now completed to include a new entryphone system, new communal entrance door, windows and flooring, new communal electrics with motion sensor lighting, asbestos removal, gas mains replacement and a new bin store to the rear of the development.

AGENTS NOTE

The existing roof is currently being replaced and is expected to be completed by the end of February 2022. These works are being funded by the Council and do not form part of the completed Section 20 Notice. The sellers have received an estimated for the Section 20 Notice works and subject to the final sale price, it is their intention to settle this invoice on or before completion. Further details upon request.

LEASE DETAILS

We have been advised by the current owners that the property has 86 years remaining on the Lease, with the current service charge of £584.20 per annum including £10.00 per annum ground rent. Further details upon request.

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

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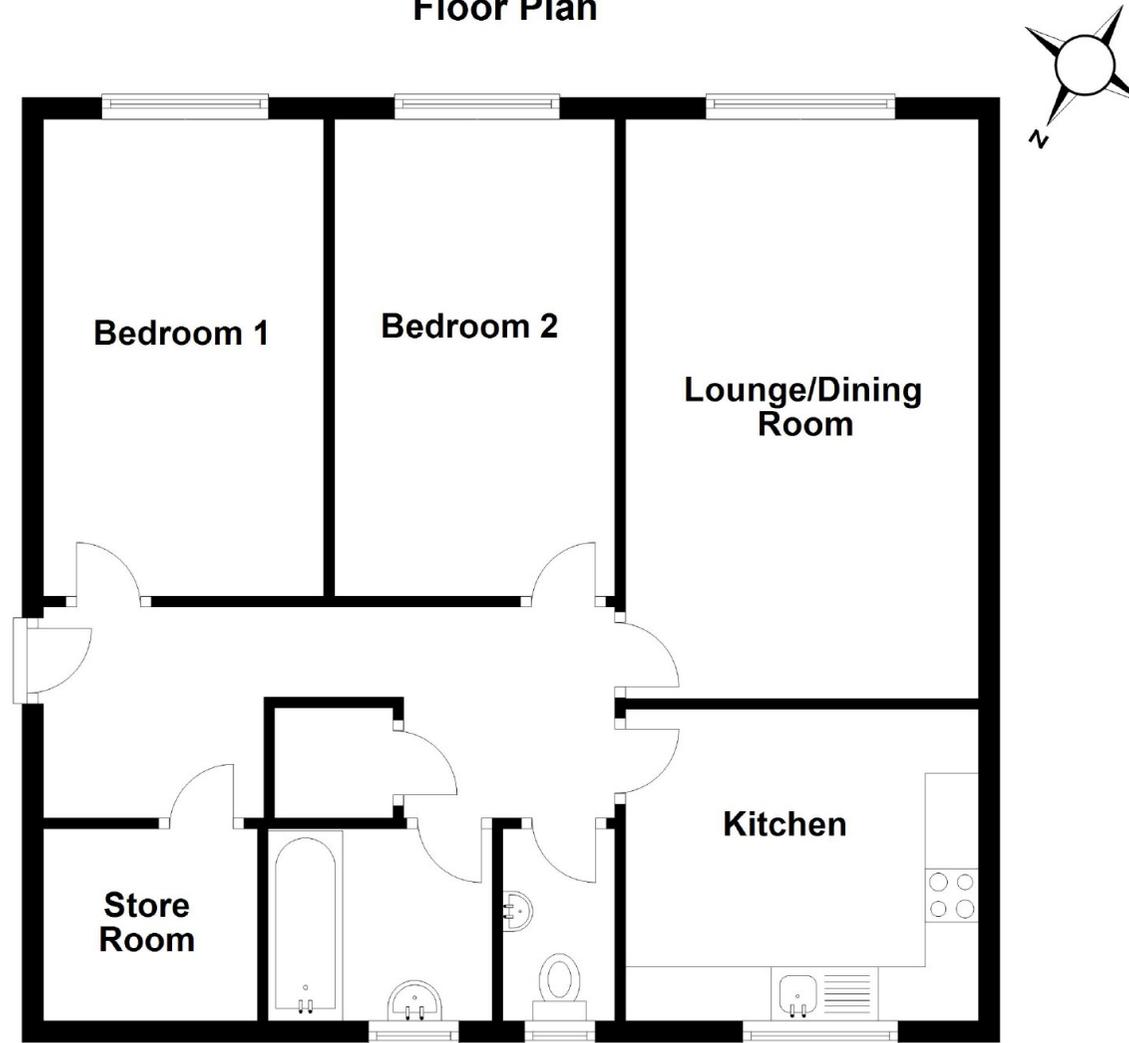
Talk to our Independent Adviser who will be pleased to discuss options with you.

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





Floor Plan



Total area: approx. 73.6 sq. metres (792.0 sq. feet)



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