



WRIGHTS

Roebuck Court, Stevenage, Hertfordshire SG2 8QX

Guide Price £160,000 - Leasehold



Property Summary

CHAIN FREE A spacious One Double Bedroom Ground Floor Apartment located in a popular residential area benefitting from generous accommodation throughout. This property would be an ideal first time purchase of investment opportunity.

Upon entering the property you are met with generous room sizes throughout, the living room has a large UPVC window to the front aspect ensuring plenty of natural light. The large double bedroom further benefits from a small built in wardrobe. The fitted kitchen comprises of matching base and wall units providing ample work surface space. There is space and plumbing for a washing machine, fridge freezer and electric oven. The three piece suite in the bathroom consists of a side panelled bath, pedestal hand wash basin and w/c.

The property is apartment is set within a well maintained block accessed via a secure entry phone system with communal parking bays to the front.

Features

- CHAIN FREE
- ONE DOUBLE BEDROOM
- 172 YEARS LEFT ON LEASE
- GROUND RENT £10 PER ANNUM
- GROUND FLOOR APARTMENT
- GENEROUS ROOM SIZES
- SECURE ENTRY PHONE SYSTEM
- CLOSE TO LOCAL AMENITIES

Room Descriptions

ACCOMMODATION

ENTRANCE HALLWAY

3' 5" x 7' 3" (1.04m x 2.21m)

LIVING ROOM

10' 6" x 13' 1" (3.20m x 3.99m) To front aspect, benefits from plenty of natural light via a large UPVC window, carpet flooring and electric heater.

KITCHEN

7' 11" x 10' 5" (2.41m x 3.17m) Matching base and wall units providing ample work surface space, space and plumbing for a washing machine, electric oven and fridge freezer.

BEDROOM

9' 11" x 11' 8" (3.02m x 3.56m) Large double bedroom with large UPVC window, carpet flooring, electric heater and small built in wardrobe space.

BATHROOM

4' 3" x 6' 3" (1.30m x 1.91m) Three piece suite comprising of a side panelled bath, pedestal hand wash basin and w/c.

EXTERIOR

PARKING

Communal Parking

ADDITIONAL INFORMATION

Property Details

Council Tax Band - A

Length of Lease - 172yrs remaining (215yrs from 25 December 1981)

Ground Rent - £10.00 per annum

Service Charge - £1,560 per annum

(all information has been provided to us and should be verified by your legal representative).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	