



48 Bude Crescent, Stevenage, Hertfordshire, SG1 2RD

- CHAIN FREE
- UPGRADED FIRE DOOR TO FRONT
- WELL MAINTAINED SMALL BLOCK OF JUST 6 PROPERTIES
- UNRESTRICTED RESIDENTS PARKING
- CLOSE TO OLD TOWN AND THE MAINLINE STATION
- LOW CHARGES AND SECTION 20 PAID
- END OF A QUIET CUL-DE-SAC



PROPERTY DESCRIPTION

****CHAIN FREE**** Situated within the popular Symonds Green area of SG1, this larger-than-average first-floor (top floor) one-bedroom apartment extends to approximately 44 sq/m and enjoys a peaceful position at the end of a quiet cul-de-sac. Requiring modernisation, the property offers excellent potential and would make an ideal first-time purchase or investment opportunity. The accommodation is well-proportioned throughout, featuring a generous living room, separate kitchen, and ample built-in storage. Further benefits include low service charges, with Section 20 works to be paid by the vendors, as well as communal gardens and plentiful residents' parking. Conveniently located within walking distance of Stevenage Old Town, residents can enjoy a range of independent shops, cafés, restaurants, and local amenities, along with nearby green spaces. Stevenage Mainline Station is also within easy reach, providing fast and direct links to London King's Cross, while commuters benefit from swift access to the A1(M). A fantastic opportunity to add value in a well-connected and desirable location, the property has been attractively priced considering all aspects and a viewing is highly recommended to fully appreciate the potential.



ROOM DESCRIPTIONS

WELCOME TO BUDE CRESCENT

The property is positioned at the end of this popular and quiet cul-de-sac, benefitting from unrestricted on-street parking for both residents and visitors. The small residential block is set back and accessed via a pedestrian footpath, creating a private and low-traffic setting. The secure communal entrance, accessed via an entry system, serves just six apartments across two floors, contributing to a peaceful and well-maintained environment. Residents also enjoy use of a secure communal garden. The apartment further benefits from an upgraded fire door, offering added peace of mind. Internally, the property features a spacious entrance hallway with a large storage cupboard and an oversized airing cupboard housing the boiler. The bedroom is generously proportioned, as is the bright and spacious living room, providing comfortable living accommodation. There is a good-sized separate kitchen and a bathroom fitted with a three-piece suite.

MATERIAL INFORMATION

Estimated Service Charge 2025- 2026: £1425.00.

Includes buildings insurance.

Ground Rent: £10 for the annum and fixed.

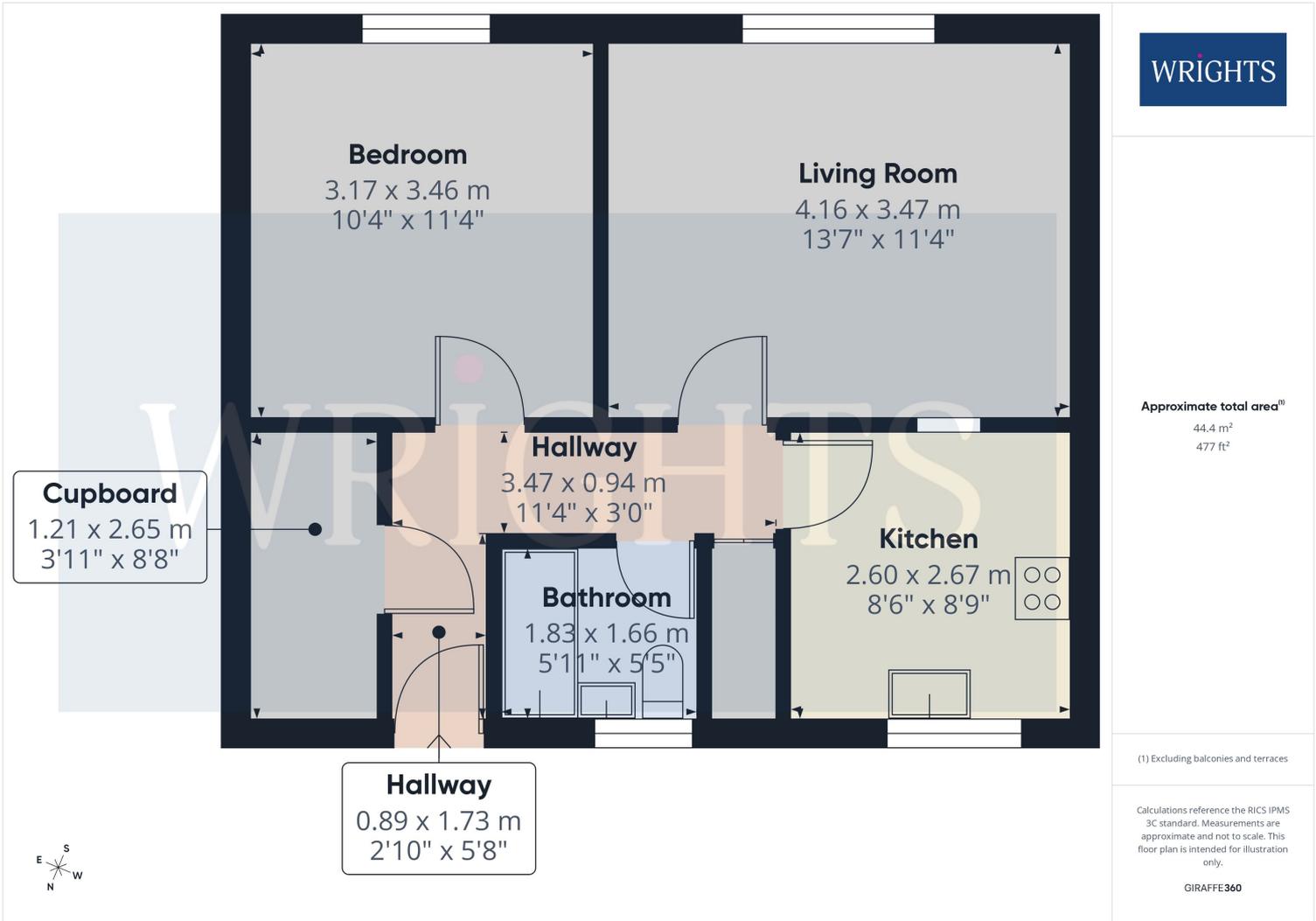
Lease: 125 Years from September 1988.

The vendors have confirmed that Section 20 will be paid for works complete up to completion.

BUYER INFORMATION

In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.





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

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