

FOR SALE

£170,000 Leasehold



## Emperors Gate, Stevenage, Hertfordshire. SG2 7QX

- CHAIN FREE
- CASH BUYERS ONLY
- TWO DOUBLE BEDROOMS
- GARAGE
- LARGE LOUNGE
- LONG LEASE UNTIL 2181
- AMPLE COMMUNAL PARKING
- CLOSE TO AMENITIES AND GOOD SCHOOLS





## PROPERTY DESCRIPTION

This two double bedroom, top floor apartment is being sold Chain Free. Available to Cash buyers only due to being above a hot food takeaway, this property is a fantastic investment. This property comprises; large lounge with windows to three aspects, kitchen, bathroom and two double bedrooms. A garage with up and over door is located to the rear of the property and a car park with ample, non restrictive parking is also available.

Emperors Gate is located in Chells Manor and sits within the local shops and doctors Surgery. The close bus stops also provides great transport links to Stevenage Town Centre.

Manor House Doctors surgery 0.0 Miles

Local Shops 0.0 Miles

Nobel Secondary School 0.5 Miles

Martins Wood Primary School 0.5 Miles

Stevenage Town Centre 2.1 Miles

Stevenage Train Station 2.2 Miles



## ROOM DESCRIPTIONS

### TOP FLOOR

#### ENTRANCE HALLWAY

Doors to all rooms, storage cupboard housing the hot water tank. Access to the loft via a hatch.

#### LOUNGE

6.6m x 3.8m (21' 8" x 12' 6")

A large room with windows to the front and side aspect and Juliet balcony to the rear aspect. Two radiators.

#### KITCHEN

3.7m x 2.3m (12' 2" x 7' 7")

Fitted kitchen comprising a range of wall and base units over, Space for free standing cooker, washing machine and fridge/freezer. Window to the rear aspect.

#### BEDROOM ONE

3.4m x 3.2m (11' 2" x 10' 6")

Double bedroom with window to the front aspect. Radiator.

#### BEDROOM TWO

3.4m x 2.6m (11' 2" x 8' 6")

Double bedroom with window to the front aspect. Radiator.

#### BATHROOM

1.9m x 1.6m (6' 3" x 5' 3")

Partially tiled walls, side panel bath with shower over and glass shower screen, wash hand basin and w/c. Window to the rear aspect.

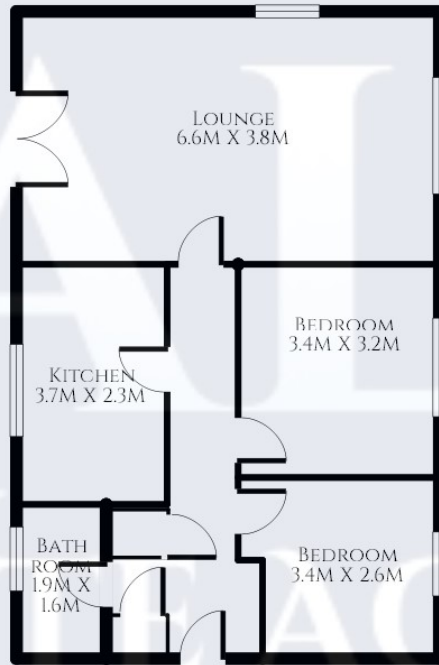
### AGENTS NOTES

This is a leasehold property with a expiring lease in 2181.

We have been informed the property has a peppercorn ground rent.








FIRST FLOOR

67 SQ\_M / 717 SQ\_FT

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOORPLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MISTATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. THE SERVICES, SYSTEMS AND APPLIANCES SHOWN HAVE NOT BEEN TESTED AND NO GUARANTEE AS TO THERE OPERTABILITY OR EFFICIENCY CAN BE GIVEN.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>62</b>
(39-54)	<b>E</b>	<b>45</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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