

FOR SALE

£150,000 Leasehold



## Park View, Stevenage, Hertfordshire. SG2 8PZ

- CHAIN FREE
- GROUND FLOOR FLAT
- ONE BEDROOM
- SECURE ENTRY SYSTEM
- GOOD STORAGE
- CLOSE TO SHOPS AND AMENITIES
- COMBINATION BOILER





## PROPERTY DESCRIPTION

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Being sold Chain Free; this one bedroom, ground floor flat situated in Park View, Oaks Cross.

Having been refurbished in 2024, the property was previously a studio flat but a partition wall allows the sense of a private bedroom space. The property comprises; Lounge, bedroom, kitchen with combination boiler, shower room and three storage cupboards.

Situated on the corner of Park View; the property is close to local shops and amenities including;

Local Shops 0.0 miles

A1m 1.4 miles

Town Centre 1.8 miles

Stevenage Train Station 1.9 miles



## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### ENTRANCE HALLWAY

Doors to Lounge and bathroom. Storage cupboard.

#### LOUNGE

2.37m x 3.65m (7' 9" x 12' 0")

A larger room that has been divided to make a lounge and bedroom. Large storage cupboard. Window to the front aspect. Radiator.

#### BEDROOM

2.87m x 2.37m (9' 5" x 7' 9")

Bedroom with window to the side aspect. Radiator.

#### KITCHEN

2.38m x 2.01m (7' 10" x 6' 7")

Fitted kitchen with wall and base units with worksurface over. Wall mounted combination boiler. Window to the side aspect. Electric hob. Washing machine and undercounter Fridge.

#### SHOWER ROOM

1.58m x 1.38m (5' 2" x 4' 6")

Single shower enclosure with vanity wash hand basin and w/c. Tiled to splash areas. Window to the side aspect.

### EXTERIOR

#### STORAGE

This property also benefits from two further storage cupboards, one inside the communal block and one in the communal garden.

### AGENTS NOTES

We have been informed the leasehold expires 15.04.2124 unless renewed.

The current owner pays the following charges:


£..... - Ground Rent per .....

£..... Service Charge per .....







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>	71	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		

Stevenage  
29, Shephall Green, Stevenage, SG2 9XS  
01438 572020  
linzi.davis@kalmestateagents.co.uk