



WRIGHTS

26 Walden End, Stevenage, Hertfordshire SG1 1TZ

Guide Price £140,000 - Leasehold



Property Summary

Offered to market CHAIN FREE is this fabulous opportunity to acquire this one bedroom first floor apartment currently undergoing Section 20 works modernising the block (to be paid by the current owner upon completion).

The property benefits from a spacious lounge with doorway leading out to a private balcony, large dual aspect double bedroom, dual aspect fitted kitchen and bathroom and is situated within walking distance of the town centre and mainline railway station.

Additional aspects are UPVC windows throughout, ample storage and gas central heating. This property would be an ideal First Time Purchase of Investment.

Features

- CHAIN FREE
- FIRST FLOOR
- ONE BEDROOM APARTMENT
- PRIVATE BALCONY
- COMMUNAL PARKING
- CLOSE TO TOWN CENTRE
- CLOSE TO STEVENAGE TRAIN STATION
- GREAT ROAD LINKS VIA A1(M)

Room Descriptions

ACCOMMODATION

HALLWAY

0.90m x 3.543m (2' 11" x 11' 7") Vinyl flooring with a large storage cupboard, gas radiator leading to;

LIVING ROOM

4.30m x 4.34m (14' 1" x 14' 3") (to max dimensions) Laminate flooring, gas radiator, large UPVC window and doorway leading out to the balcony.

KITCHEN

2.88m x 2.14m (9' 5" x 7' 0") Dual Aspect with matching base and wall units providing ample work surface space, there is space and plumbing for an electric oven, fridge freezer and washing machine. Gas radiator, UPVC window and vinyl flooring.

BEDROOM

4.26m x 2.85m (14' 0" x 9' 4") Dual Aspect double bedroom, built in cupboards, UPVC double glazed windows and laminate flooring.

BATHROOM

2.03m x 1.95m (6' 8" x 6' 5") Part tiled three piece suite comprising of a side panelled bath, low level W/C and hand wash basin. Vinyl flooring and radiator.

ADDITIONAL INFORMATION

Property Details

Council Tax Band = B

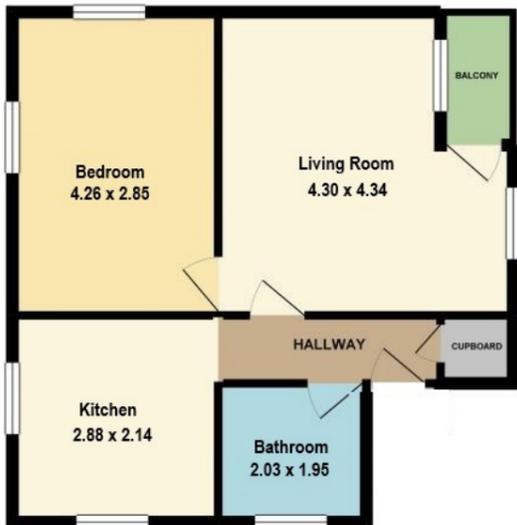
Lease Details = From 9 November 2006 to 11 December 2113 (89 years remaining)

Ground Rent = £10.00 per annum

Service Charge = £1,331.88 per annum

EPC rating = C

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



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

ADDITIONAL INFORMATION

Section 20 works are currently underway. We are advised that various block improvements are being carried out of which the new owner will benefit from. The current owner has advised he will cover the cost of these works from the proceeds of the sale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	77
(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	