



Penn Road, Stevenage, Hertfordshire. SG1 1HZ

- CHAIN FREE
- FIRST FLOOR STUDIO FLAT
- SEPARATE KITCHEN AND BATHROOM
- TOWN CENTRE LOCATION
- COMBI BOILER
- WELL PRESENTED
- GREAT STORAGE OPTIONS
- COMMUNAL GARDEN
- BIKE STORAGE
- WALKING DISTANCE TO TRAIN STATION



PROPERTY DESCRIPTION

***GUIDE PRICE £130,000 - £140,000 ***

This well presented Studio flat is in great condition and ready to move into. It benefits from a separate kitchen and bathroom and an open plan lounge and bedroom area with space for a desk.

Outside there is a communal garden and bike storage. There is ample on-street parking.

Penn Road is in a perfect location in Stevenage for a commuter being close to the town centre and train station. It benefits from the following amenities:

St Nicholas Primary 0.8 miles

Broom Barns Primary 0.3 miles

Marriotts Secondary School 1.6 miles

Fairlands Valley Park 1.3 miles

Asda supermarket 0.8 miles

Town Centre 0.3 miles

A1m Junction 7 1.2 miles

Stevenage Train Station 0.9 miles



ROOM DESCRIPTIONS

ENTRANCE HALLWAY

Enter the property into a hallway with laminate flooring, radiator and doors to all rooms. There are four storage cupboards, one housing the meters and one is used as a wardrobe.

KITCHEN

1.63m x 2.25m (5' 4" x 7' 5")

A compact kitchen with a range of cabinets. Space for a cooker, under-counter fridge and a washing machine. There is a wall mounted combination boiler and window to the side aspect. Laminate flooring.

BATHROOM

1.35m x 2.26m (4' 5" x 7' 5")

A white suite comprising side panel bath, low level wc and wash hand basin. There is a window to the side aspect. Laminate flooring and radiator.

OPEN PLAN LOUNGE & BEDROOM

3.41m x 3.82m (11' 2" x 12' 6")

An open plan room with space for a double bed, sofa and desk. It has laminate flooring and dual aspect windows to the front and side. Radiator.

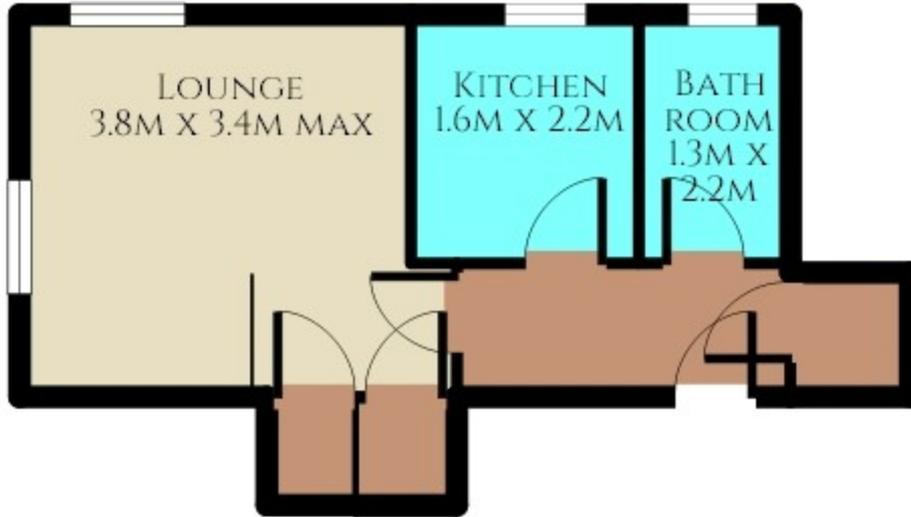
LEASEHOLD INFORMATION

Lease remaining - 96 years

Service Charge/Ground Rent and Buildings

Insurance £104 per month





GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			75
(55-68) D		68	
(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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