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111 Skyline House Swingate, Stevenage, Hertfordshire, SG1 1AP

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Guide Price £225,000

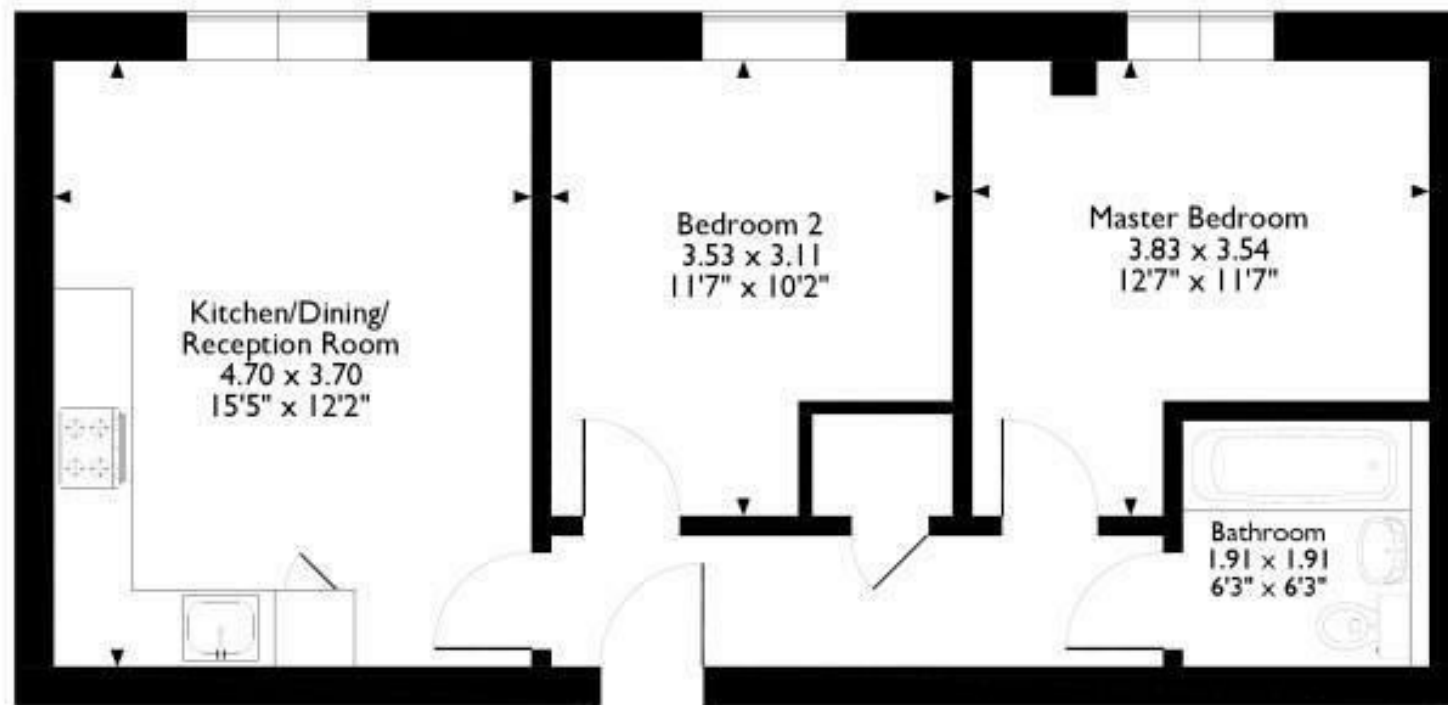
****INVESTORS ONLY - TENANT IN SITU****Two bedroom flat, Situated in the centre of town, this apartment offers easy access to local amenities, and an allocated parking space. This Property benefits from a secure entry system and on site concierge and is only 0.2 miles from Stevenage Train Station! EXCELLENT FOR COMMUTERS!!!

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Skyline House, Stevenage

Approximate Gross Internal Area

549 sqft/50 sqm



Third Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Full Description

Beautiful third floor two bedroom flat in the sought after Skyline House in Stevenage Town Centre. Fantastic location with a secured gated parking space included! Just a 3 minute walk to Stevenage Railway Station (24 minutes by train into London Kings Cross). A 5 minute walk to the leisure park featuring various restaurants and activities for all.

Concierge available Monday - Friday.

Great investment opportunity. No onward chain.

Features

- Secure gated allocated parking space for one car
- Two double bedrooms and one bathroom
- Amtico flooring in the hall, bathroom, kitchen and living room with carpets in bedrooms
- Town centre location
- Concierge (Mon - Fri 9am to 5pm)
- Integrated Smeg fridge/freezer and Neff washer/dryer
- Neff electric hob and oven
- Hive home heating control
- Lifts to all floors
- Less than a 30 second walk to the 24hr Tesco Extra supermarket
- Video entry phone system
- Tv ariel points in both bedrooms and living room
- Bicycle storage room

Kitchen/Dining/Reception Room

15'5" x 12'2"

Bedroom One

12'7" x 11'7"

Bedroom Two

11'7" x 10'2"

Bathroom

Bath with mixer taps and shower attachment, soft close

toilet seat and cover, overhead shower with glass shower screen and heated stainless steel towel rail.

Lease Details

125yrs from 01 Oct 2015

Ground Rent: £275 per annum

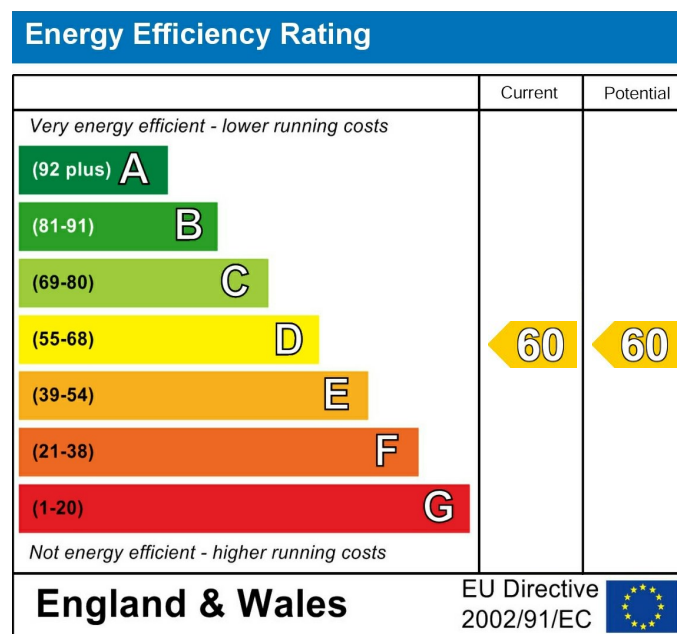
Service Charges - (includes building insurance and concierge) £1,500 per annum

- 549 sq ft

Car Park space no.16

Agents note

Pictures taken pre-tenancy



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, iVEstates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of iVEstates estate agents.







