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29 Kilby Road, Stevenage, Hertfordshire, SG1 2LT

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**Guide Price £225,000**

Welcome to this charming apartment located on Kilby Road in the heart of Stevenage's old town. This delightful property boasts 1 reception room, 2 cosy bedrooms, and 2 bathrooms, making it an ideal choice for those seeking a comfortable and convenient living space.

Offered as a chain free situation, this apartment presents itself as a perfect opportunity for first-time buyers looking to step onto the property ladder or savvy investors seeking a promising investment venture.

One of the standout features of this apartment is its proximity to the mainline train station, offering easy access for those commuting to London for work or leisure. The convenience of being within walking distance to the station makes this property a prime choice for city commuters looking for a peaceful retreat after a busy day in the capital.

Don't miss out on the chance to own this wonderful apartment in a sought-after location. Contact us today to arrange a viewing and take the first step towards making this property your new home or investment opportunity.

- Walking Distance To Stevenage Train Station
- Allocated Parking
- Gas Central Heating
- EPC Rating B
- Close to Stevenage Old Town
- Ensuite and Bathroom
- Council Tax Band C

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## Ground Floor

Communal entrance.

## First floor: entrance hallway

Front door leads into hallway. Windows to rear aspect. Radiator. Storage cupboard houses fuse board. Further storage cupboard.

## Lounge

9'7" x 17'9"

Double glazed full height window to front aspect. Two radiators. Windows to rear aspect.

## Kitchen

12'3" x 7'9"

Double glazed window to front aspect. Fitted kitchen comprising matching eye level and base units with one and a half bowl single drainer sink unit. Integrated gas hob and cooker under. Space for washing machine and tumble dryer. Integrated fridge/freezer. Spotlights. Wall mounted combi boiler.

## Bedroom One

14'1" x 8'6"

Double glazed window to front aspect. Radiator.

## Ensuite

Walk-in shower cubicle. Low level W/C. Wash hand basin. Radiator.

## Bedroom Two

7'3" x 14'0"

Double glazed window to front aspect. Radiator.

## Bathroom

7'2" x 6'7"

Panelled bath unit with shower over. Low level W/C. Wash hand basin. Extractor fan. Tiled throughout. Radiator.

## Allocated parking

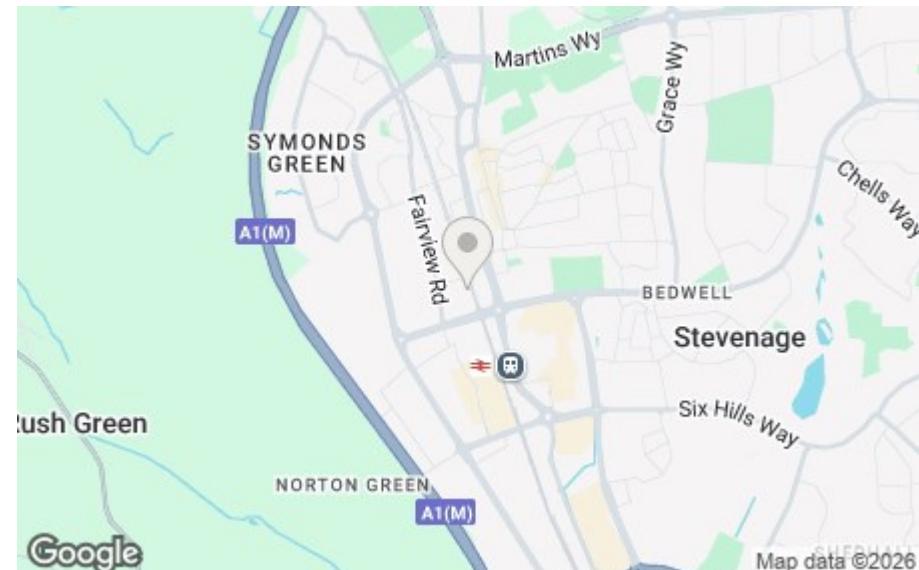
One allocated parking space. Bike storage area.

## Lease Details

We have been advised by the seller that:

Lease length - 125yrs from 24 June 2006

Service charges & Ground Rent - £156.47/month (total £1,876.57pa).



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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, iWEstates 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 iWEstates estate agents.



