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## Brickdale House

Swingate, Stevenage, SG1 1AS

Offers In Excess Of £166,000



Council Tax:



One bedroom, fourth floor apartment. Close to the many amenities of Stevenage, including Tesco superstore one minute walk away and approximately a three minute walk to Stevenage Train Station with great links to London. Property comprises of a double bedroom, open planned kitchen and reception room, bathroom and a private balcony.



## GROUND FLOOR

### COMMUNAL LOBBY

Secure Communal Entrance. Lift and stairs to all floors.

### ENTRANCE HALL

Door into property, Laminate flooring, Spot lighting, Entryphone system, Radiator, Airing cupboard, Doors to all rooms.

### KITCHEN/RECEPTION

15'5" (max) x 13'10" (4.72 (max) x 4.24)

Laminate flooring, Double glazed window to side aspect, Radiator, Spot lighting, Roll top counter with matching wall and base units, Stainless steel sink with drainer, Integrated under counter fridge with freezer box, Integrated slimline dishwasher, Integrated Washer/Dryer,

### BEDROOM

10'9" x 10'2" (3.28 x 3.12)

Carpeted, Radiator, Double glazed window, Door to balcony.

## BATHROOM

9'1" x 6'2" (2.77 x 1.90)

Tiled flooring, Vanity sink with storage underneath, Low level wc, Heated towel rail, Tiled walls, Bath with mixer taps and shower attachment, Extractor fan.

## AGENTS NOTES

Lease - 125 years from 1 April 2016. (115 Years Remaining)

Ground rent - £250.00pa

Service charge - £714.00 pa

Yield - Circa 8%

- IDEAL FOR FIRST TIME BUYERS AND INVESTORS ALIKE
- FOURTH FLOOR
- PRIVATE BALCONY
- INTEGRATED WHITE GOODS
- LOCATED CLOSE TO MAINLINE TRAIN STATION
- COUNCIL TAX BAND B
- YIELD = APPROX. 8%



Energy Rating		
	Current	Potential
per running costs	80	80
D		
E		
F		
G		
per running costs		
Wales <span style="float: right;">EU Directive 2002/91/EC</span>		

Environmental Impact (CO <sub>2</sub> )	
Very environmentally friendly - lower CO <sub>2</sub> emission	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emission	
England & Wales	

## Road Map



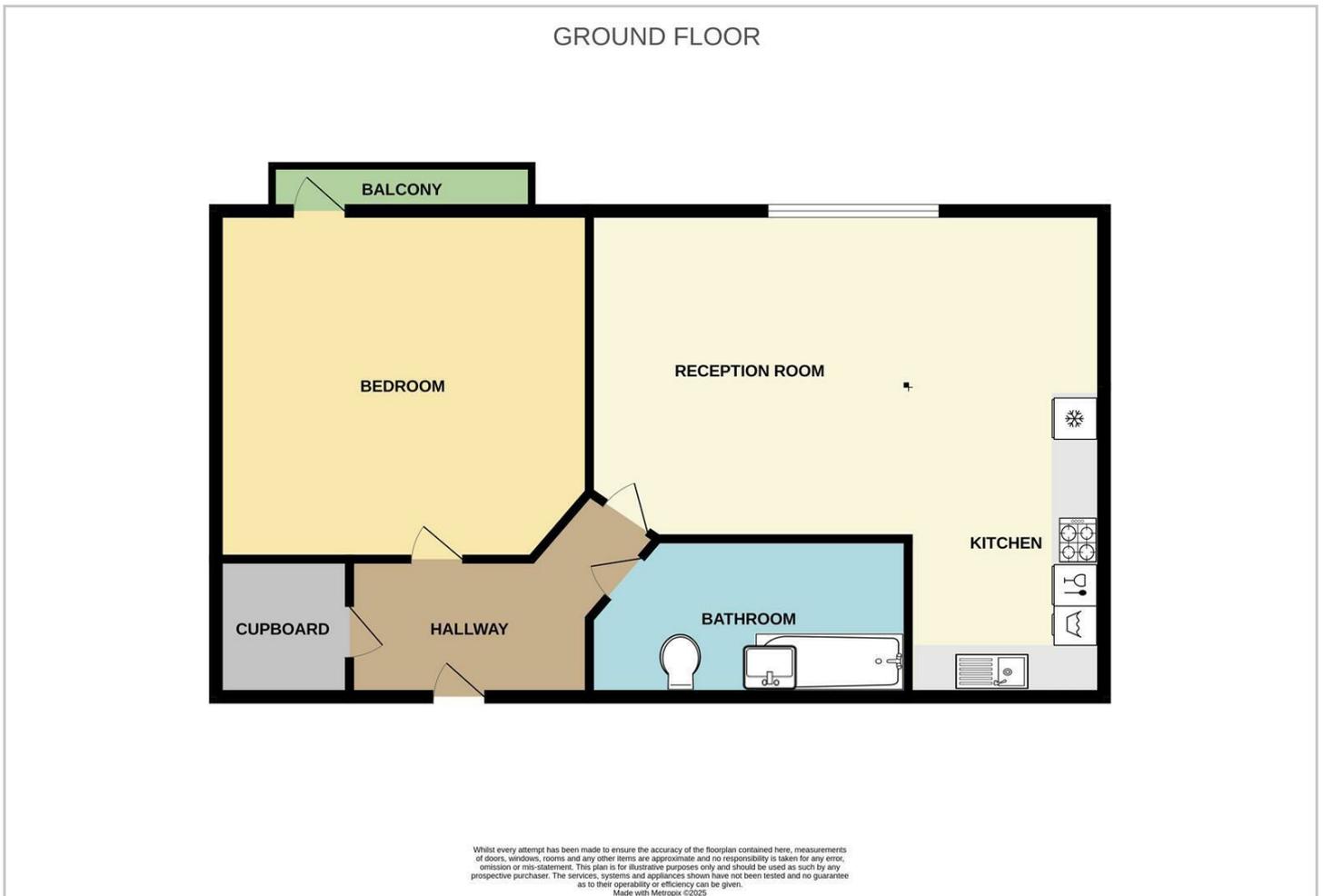
## Hybrid Map



## Terrain Map



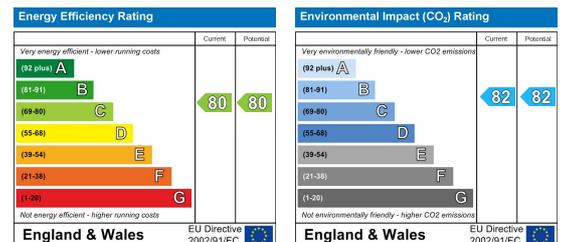
## Floor Plan



## Viewing

Please contact our Stevenage Lettings Office on 01438 313 393 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters 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 Hunters estate agents.