



iwestates.com

39 Brickdale House, Swingate, Stevenage, Hertfordshire,
SG1 1AS

39 Brickdale House, Swingate, Stevenage, Hertfordshire, SG1 1AS

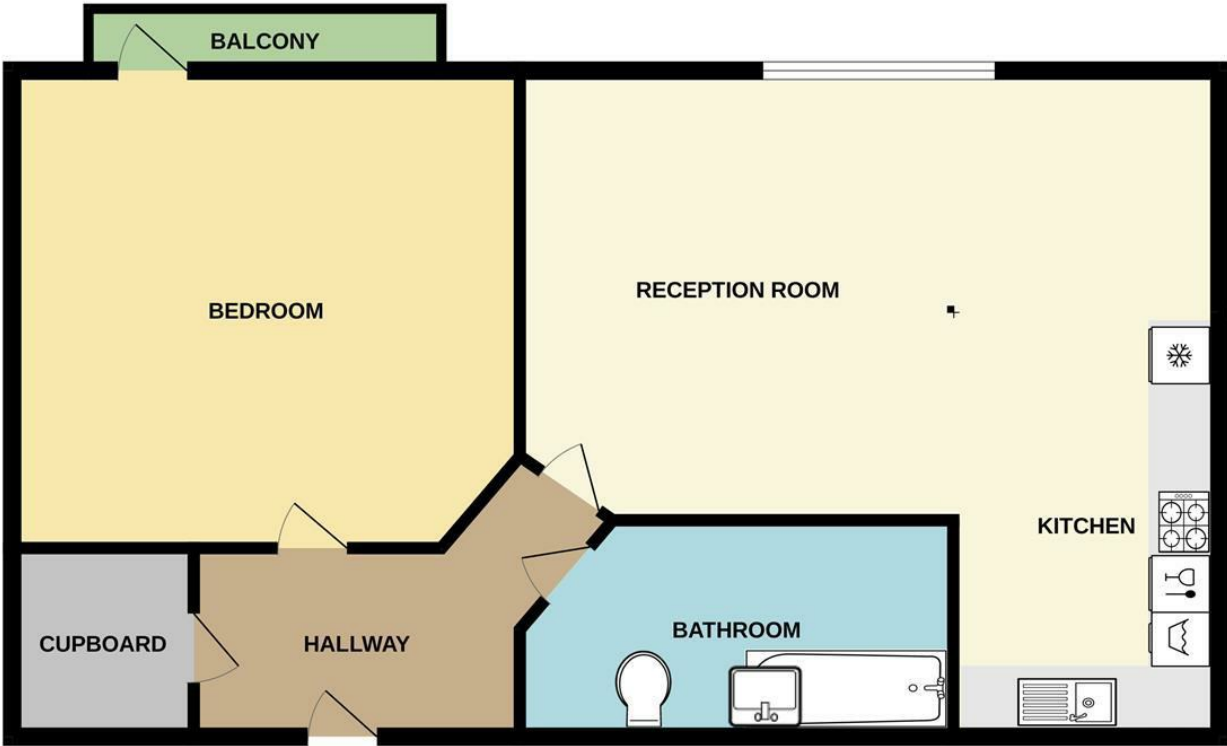
Offers In Excess Of £160,000

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.

Stevenage Sales 53 High Street, Stevenage, Hertfordshire SG1 3AQ | 01438 313 393
Stevenage@iwestates.com | www.iwestates.com

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(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	82	82
(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

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"

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"

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

BATHROOM

9'1" x 6'2"

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

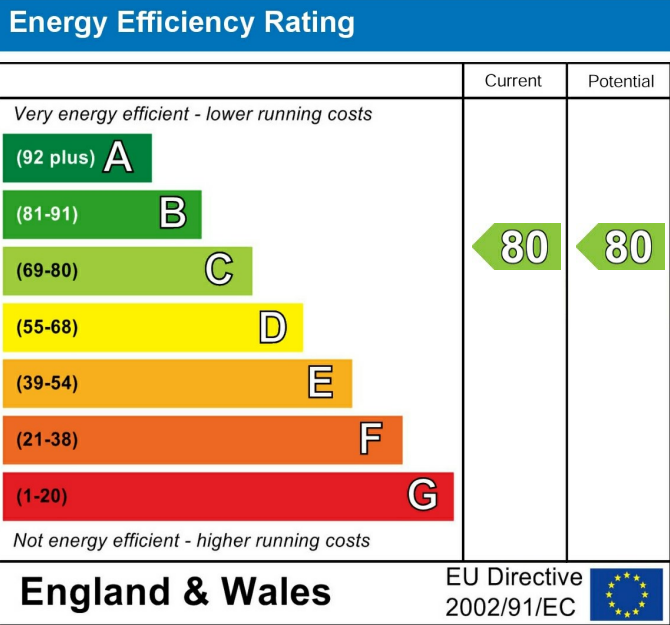
AGENTS NOTES

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

Ground rent - £250.00pa

Service charge - £714.00 pa

Yield - Circa 8%



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.



