



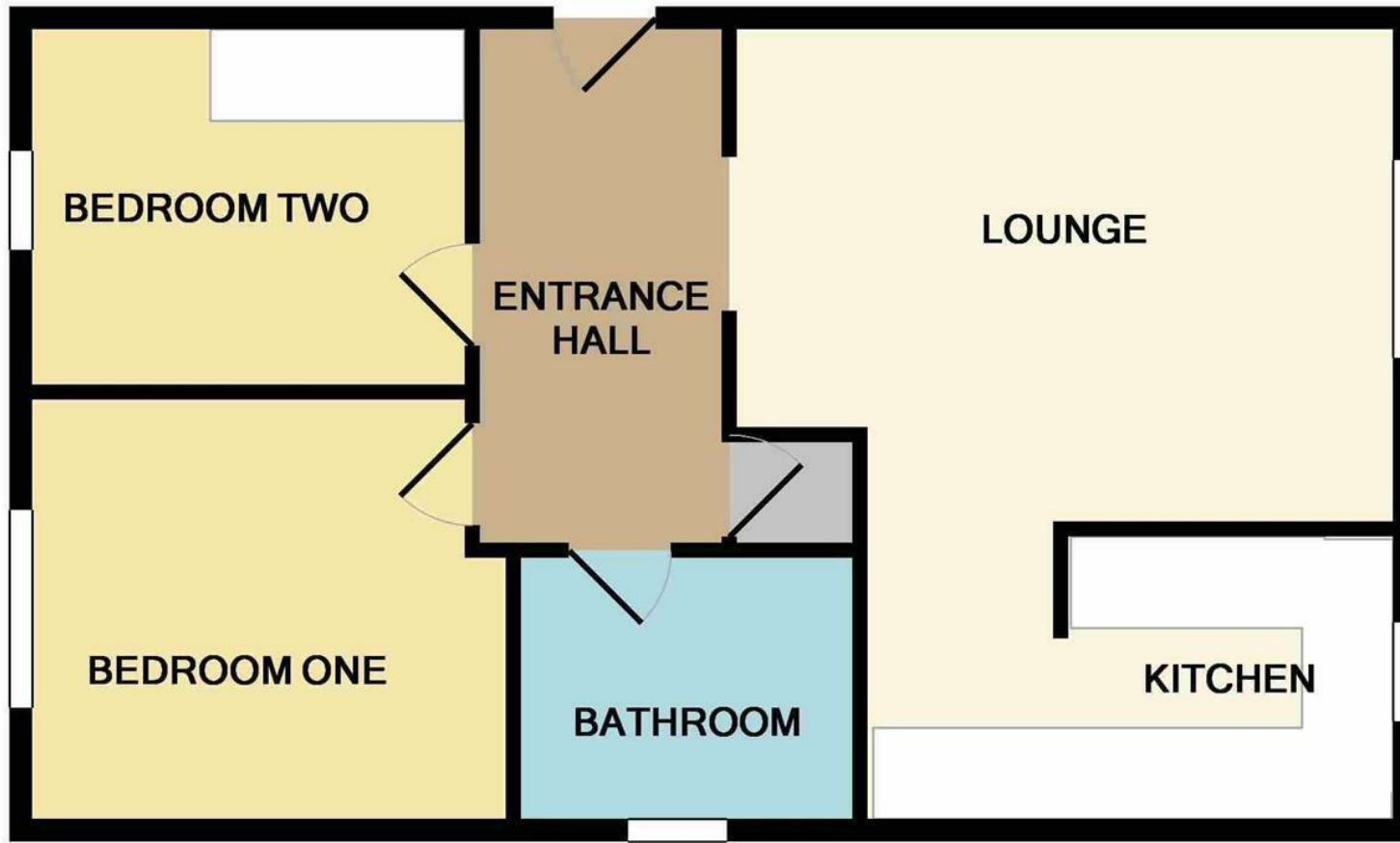
[iwstates.com](http://iwstates.com)

24 Prestatyn Close, Stevenage, SG1 2AJ

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Guide Price £225,000

Two Bedroom Top Floor Flat Offered CHAIN FREE - Situated Within The Old Town Catchment Area Of Prestatyn Close, Walking Distance To The Old Town High Street, Lister Hospital & Mainline Train Station. EPC Rating D. Extended Long Lease



Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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## COMMUNAL ENTRANCE

Security entry system. Stairs leading to all floors.

## TOP FLOOR

### ENTRANCE HALL

Telephone entry system. Doors to all rooms. Airing cupboard.

### LOUNGE

14'3" x 14'0"

Double glazed window to rear aspect. Wall mounted heater. Open arch to:

### KITCHEN

9'8" x 7'10"

Fitted kitchen with single stainless steel sink. Space for fridge/freezer, washing machine. Double glazed window to rear aspect. Oven & hob.

### BEDROOM ONE

9'0" x 11'7"

Double glazed window to front aspect. Wall mounted heater.

### BEDROOM TWO

7'0" x 10'4"

Double glazed window to front aspect.

### BATHROOM

Panelled bath with shower over, Low level w/c and wash hand basin. Double glazed frosted window to side aspect.

## OUTSIDE

### COMMUNAL AREAS

Communal lawn areas, allocated parking space with further visitors spaces. Bin storage area.

### LEASE DETAILS

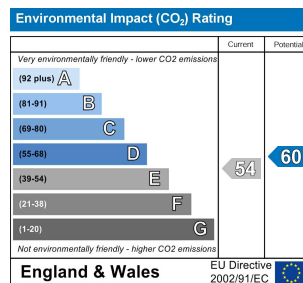
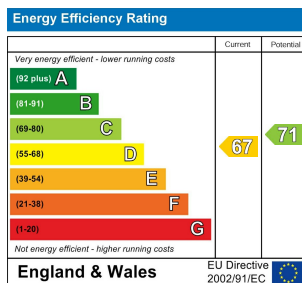
We have been advised by the owner that:

Lease length - 31st Aug 2017 to 24th June 2142 (124 yrs remaining)

Ground Rent - £25pcm

Service Charges - £70pcm

- WALKING DISTANCE TO THE HIGH STREET, LISTER HOSPITAL & TRAIN STATION
- TWO BEDROOMS
- EPC D
- CHAIN FREE
- RESIDENTS PARKING
- TOP FLOOR
- REFITTED KITCHEN & BATHROOM



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.







