



## Derby Way, Martinswood, Stevenage, SG1 5TH

SPACIOUS STUDIO APARTMENT Located in MARTINS WOOD. Features Include KITCHEN/BREAKFAST ROOM, Open Plan Living/Bedroom Area, BATHROOM, 100 YEARS REMAINING ON THE LEASE.

£115,000

# Derby Way, Martinswood, Stevenage, SG1 5TH



- Spacious Studio Apartment
- 100 Years Remaining on the lease
- Viewing highly recommended
- Open Plan Living/Bedroom Area
- Kitchen/Breakfast Room
- Located in Martinswood
- Bathroom

Entrance Hallway  
10'5 x 3'8 (3.18m x 1.12m )

Bathroom  
6'8 x 5'5 (2.03m x 1.65m )

Kitchen/Breakfast Room  
7'7 x 8'7 (2.31m x 2.62m )

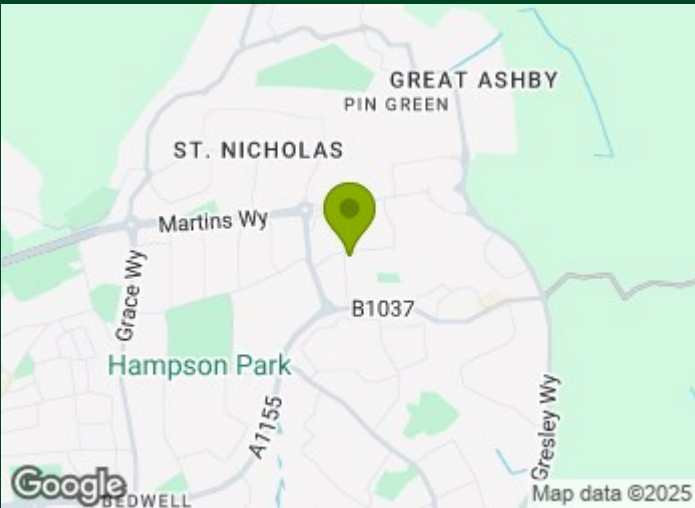
Open Plan Living/Bedroom Area

## Local Information and Lease Information

The highly regarded Martinswood is within catchment of Martinswood School and Nobel School, the property is a shortwalk to the Pin Green Shopping area with local bus

services and Cycle Lanes.

Lease Information  
100 YEAR LEASE REMAINING  
Service Charge £80.00PCM  
Ground Rent - £10.00  
Annual Service and Maintenance Charge approx £950.00 P/A this includes building insurance.

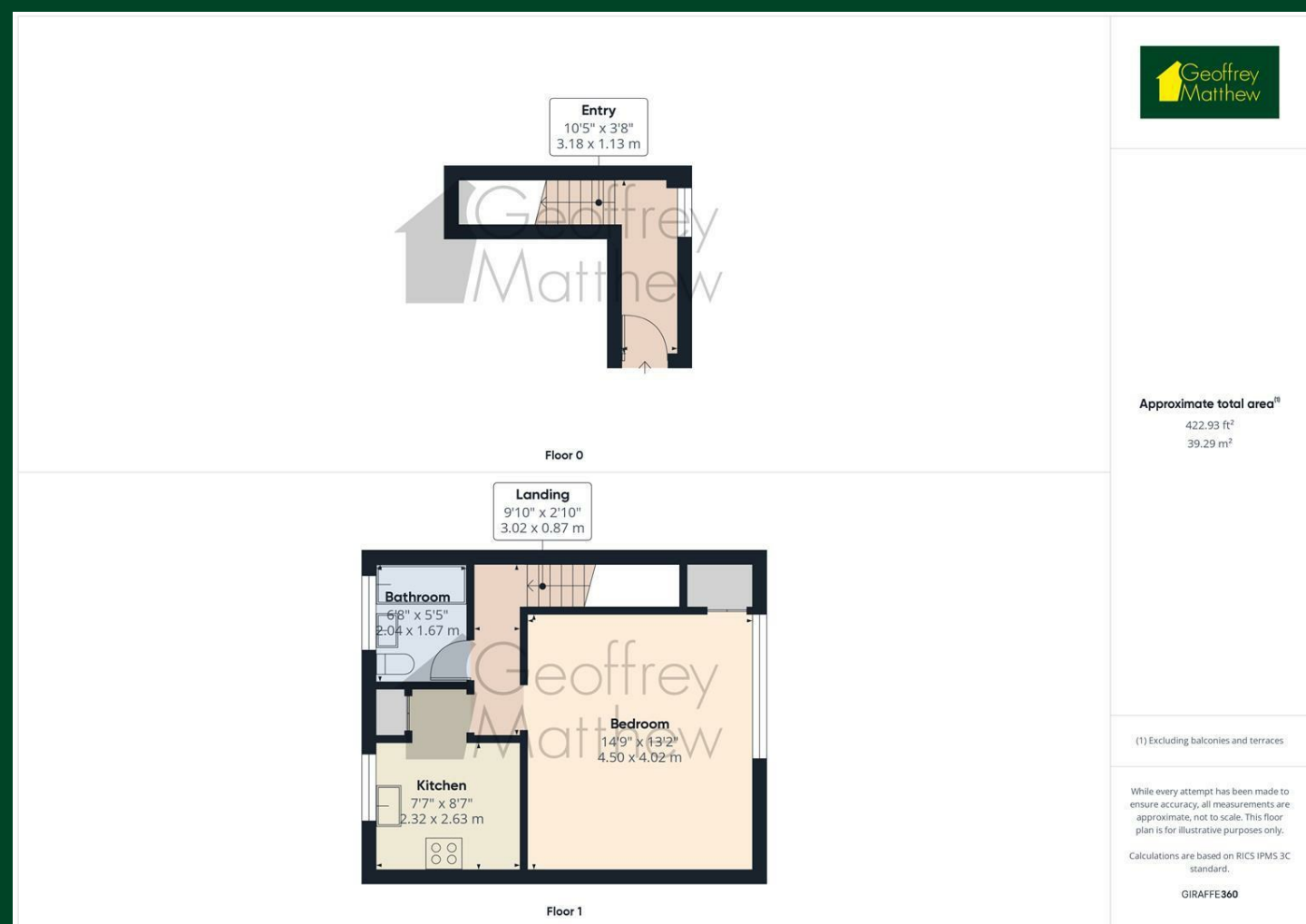


## Directions





## Floor Plan



## Council Tax Details

Band A

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

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