



## Beverley Road, Stevenage, SG1 4PR

Geoffrey Matthew Are Pleased To Be Able To Offer For Sale This Beautifully Presented One Bedroom First Floor Flat , Situated In A Quiet Cul-De-Sac Within The St Nicholas Area To The North Of Stevenage, Offering A Good Selection Of Local Amenities Including Doctors, Dental Surgery, Shops And A Regular Bus Service. Internally The Current Owner Has Maintained The Property To A High Standard, Offering Such Features As A Refurbished Kitchen, Generous Size Lounge, Double Bedroom And A Bathroom, The Current Lease Is Being Extended To 150 Years. This Is A Must See Property.

Price £175,000

# Beverley Road, Stevenage, SG1 4PR



- ONE BEDROOM FLAT
- REFURBISHED KITCHEN
- BATHROOM
- LEASE IS BEING EXTENDED TO 150 YEARS
- ST NICHOLAS AREA
- GENEROUS SIZE LOUNGE
- COMMUNAL GROUNDS
- FIRST FLOOR
- GOOD SIZE DOUBLE BEDROOM
- SUPERB CASUAL PARKING

## ENTRANCE HALL

A good size entrance hall way with wood effect laminate flooring two generously large built in storage cupboards, single panel Radiator and doors to all accommodation.

## LOUNGE

10'11" x 13'3" (3.33m" x 4.04m")

A spacious lounge with a large UPVC double glazed window to the front aspect, single panel radiator and coving to the ceiling.

## KITCHEN

8'6" x 8'5" (2.59m" x 2.57m")

A good size kitchen area which has been fitted with a modern selection wall, base and drawer units finished in a warm grey

gloss, wood effect work surfaces with an inset one and half slate grey composite sink and drainer with matt black mixer tap, UPVC double glazed window, space for a freestanding cooker with built in extractor fan over, spaces for washing machine and an under counter fridge, tiled splash backs, wood effect flooring and a wall mounted combi boiler.

## BEDROOM

10'11" x 10'11" (3.33m" x 3.33m")

A nice size double bedroom, with a large UPVC double glazed window to the front aspect, single panel radiator and coving to the ceiling.

## BATHROOM

bathroom comprises of a white three

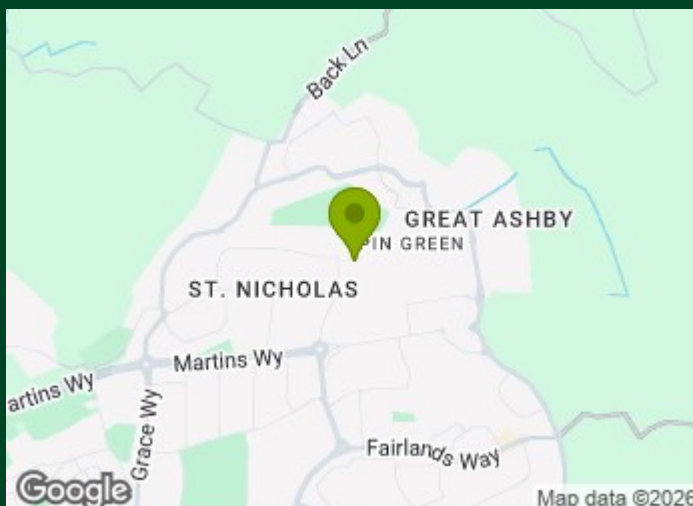
piece bathroom suite including a panel surround bath with chrome mixer tap and shower attachment, low level flush WC, hand wash basin with pedestal and chrome mixer, slate effect tiled flooring, a frosted UPVC double glazed window, fully tiled walls and single panel radiator.

## LEASE DETAILS

LEASE LENGTH - This is currently being extended by the existing owner to 150 Years ( and is currently being processed by their solicitor)

Ground Rent £10 PA

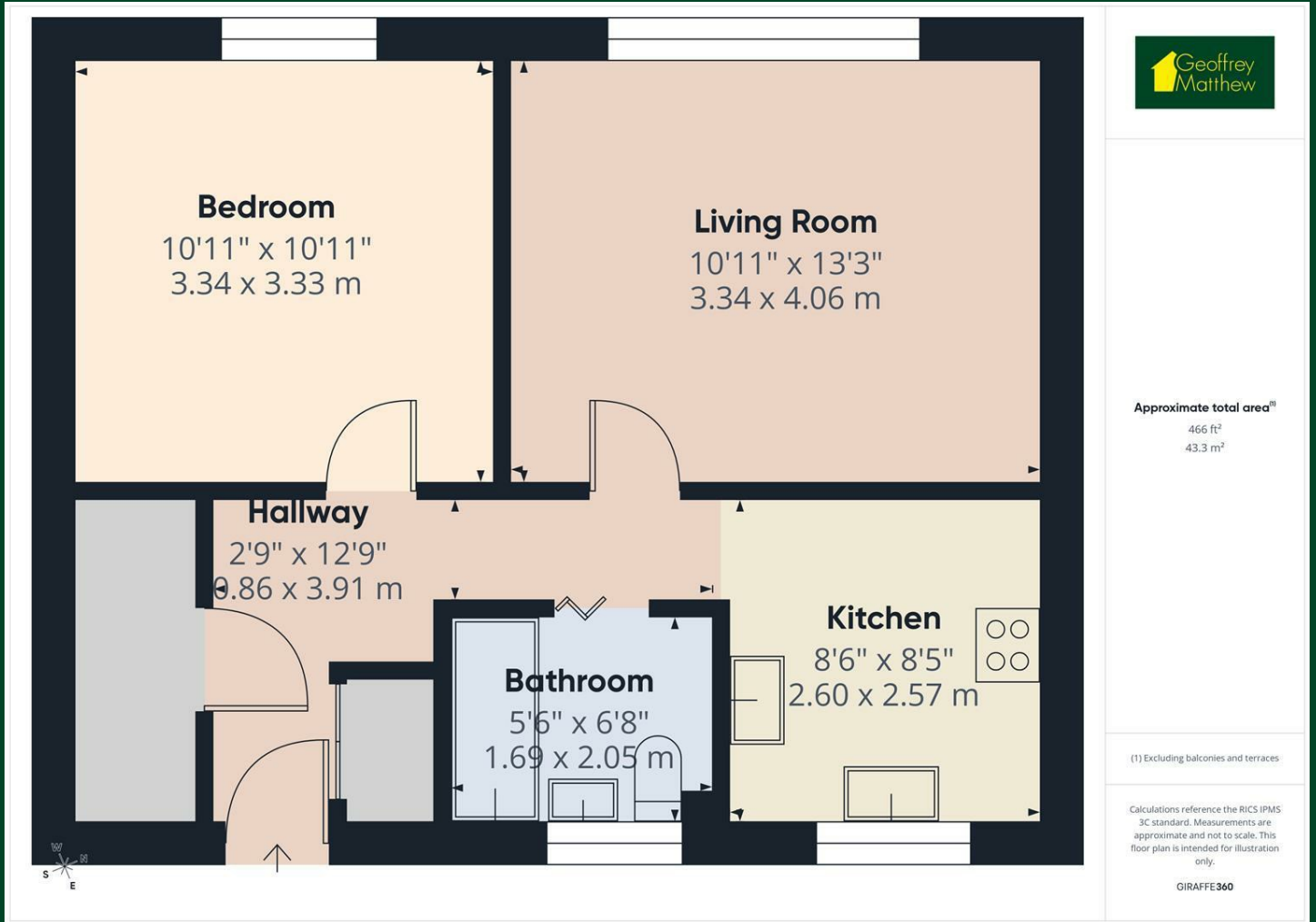
Service Charge £76 PCM



## Directions



# Floor Plan



## Council Tax Details

Band

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