



Wisden Road, Pin Green, Stevenage, SG1 5NL

FULLY MODERNISED Apartment which has been much improved peacefully situated in Pin Green. Features include FITTED KITCHEN, Open Plan Lounge and Bedroom, FITTED BATHROOM, Gas Central Heating with Combi Boiler, Double Glazed Throughout, Communal Gardens, 90 Years Remaining on the Lease, Ideal Purchase For First Time Buyers and Investors. OFFERED CHAIN FREE

£150,000

Wisden Road, Pin Green, Stevenage, SG1 5NL

- Fully Modernised Apartment
- Peacefully Positioned with Communal Gardens
- Fitted Kitchen
- Open Plan Lounge and Bedroom Area
- Fitted Bathroom
- Gas Central Heating
- Ideal Purchase For First Time Buyers and Investors
- 90 Years Remaining
- Easy Access to Stevenage Old Town, Mainline Station and New Town.
- OFFERED CHAIN FREE

Entrance Hallway

3'0 x 5'9 (0.91m x 1.75m)

Oak Laminate Flooring, Coved Ceiling, Loft Access, Storage Cupboard, CO2 Detector, Smoke Alarm, Door to Bathroom and Living Area, Large Storage Cupboard with Worcester Combi Boiler, Storage Cupboard with Consumer Unit, Single Panel Radiator.

Fitted Bathroom

6'3" x 6'8" (1.91 x 2.03)

Tiled Flooring, Bath with Mixer Tap and Shower Over and Shower Screen, Low Level W.C, Wash Basin with Vanity Cupboard, Tiled Splash Back, Shaver Point, 2 x Double Glazed Window to Front Aspect, Extractor Fan, Low Level W.C.

Open Plan Living Area Kitchen, Lounge and Bedroom

19'5" x 15'7" (5.92 x 4.75)

Kitchen Area - Laminate Oak Flooring, Spot Lighting, Double Glazed Window to Front Aspect, Solid Oak Work Surfaces, Gas Hob with Stainless Steel Splash Back, Oven with Extractor Fan over, Cupboards at Eye and Base Level with Down Lighters, Tiled Flooring, LED Plinth Lighting, Tiled Splash Back, LED Spot Lighting, Built in Fridge/Freezer, Breakfast Bar, Stainless Steel Sink and Mixer Tap, CO2 Detector, Smoke Alarm.,

Lounge and Bedroom Area - T.V Point, Double Glazed Window to Side Aspect, Coved Ceiling, Double Panel Radiator, Coved Ceiling, Fitted Mirrored Wardrobes, Virgin Media Point.

Communal Gardens and Brick Built Shed

Large Brick Shed ideal for storage.

Local and Lease Information

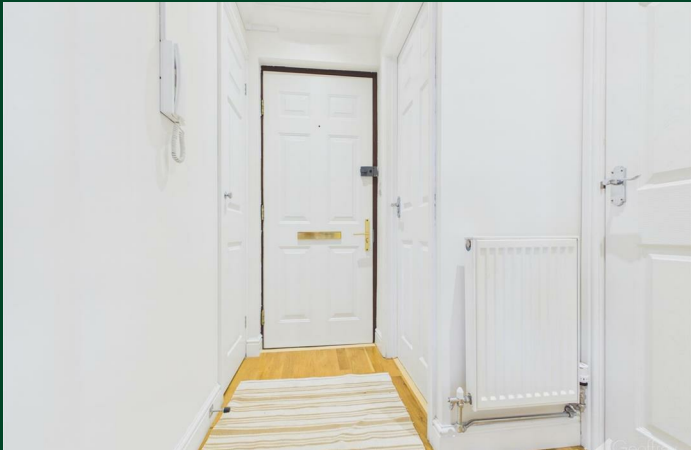
90 Years remaining on the lease

Service Charge £81.01 for 11 months.

Ground Rent is £2.50 per quarter

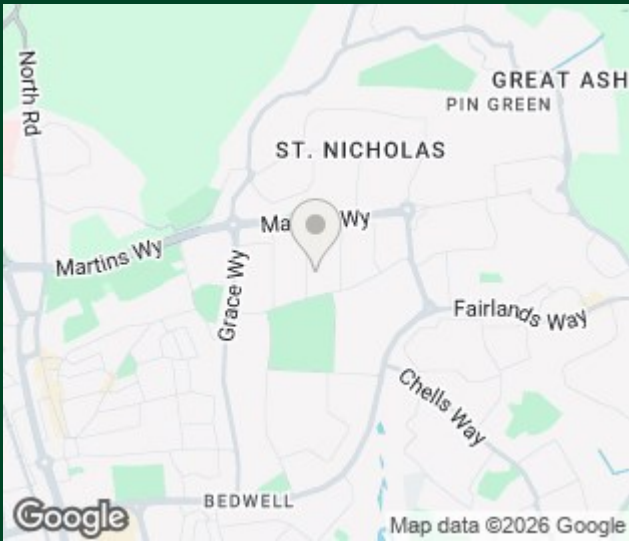
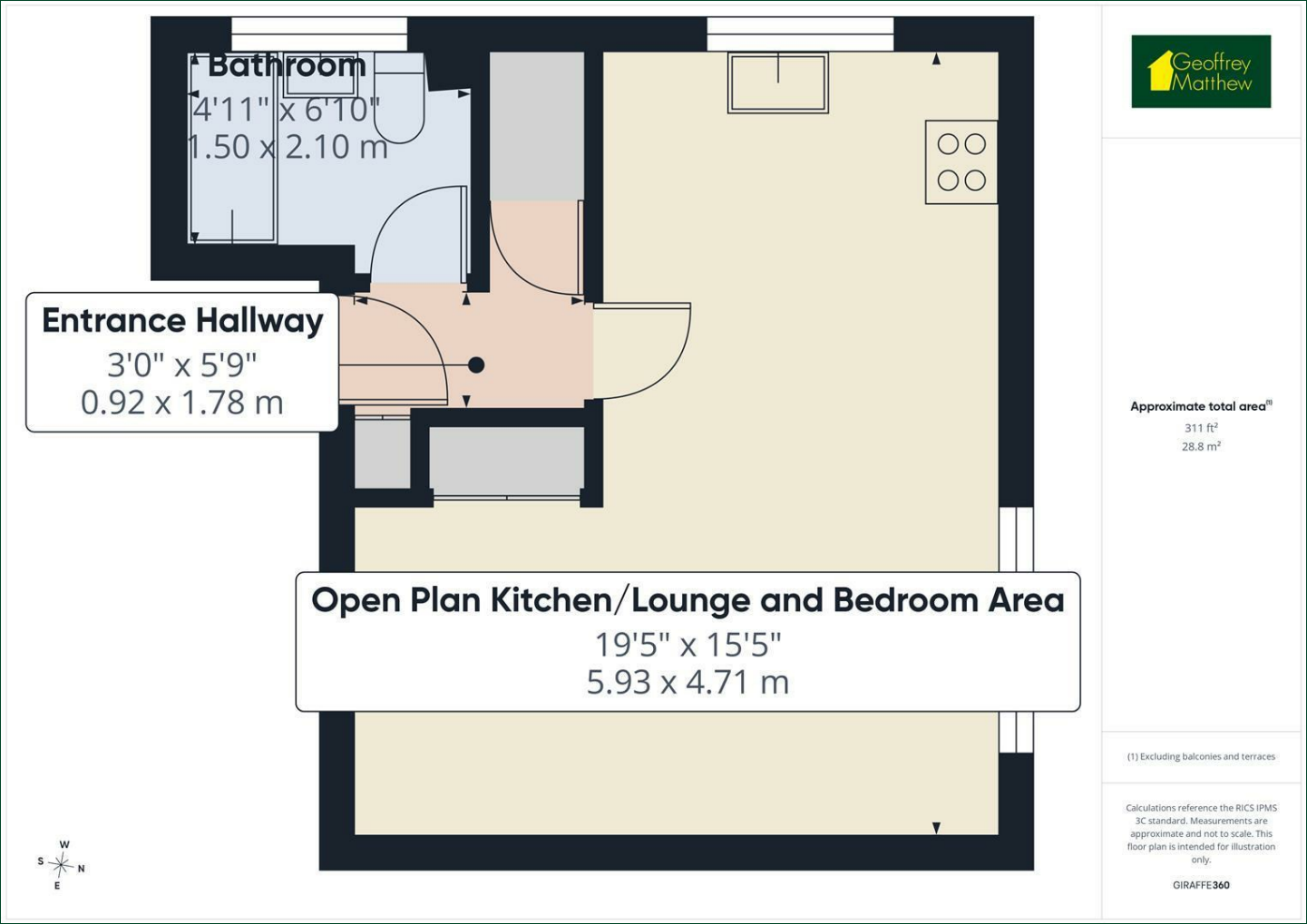
Section 20 has been accounted for and will be settled by the current seller.

Local Information - This property is situated in Pin Green which is ideally for access to Stevenage New Town, Mainline Station, Hampson Park and Fairlands Valley Park. The property is situated on the Bus Route No.2 and 3 which links to the Stevenage Train Station, ALDI, Stevenage New Town.





Floor Plan



Council Tax Details

Band: A

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(12 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.