



## Kilby Road, Close To Stevenage Station, Stevenage, SG1 2LT

SPACIOUS TWO BEDROOM GROUND FLOOR Apartment minutes walk to Stevenage Mainline Station with ALLOCATED PARKING SPACE. Features include, KITCHEN/BREAKFAST ROOM, Lounge Area, Family Bathroom and ENSUITE TO MASTER BEDROOM, TWO DOUBLE BEDROOMS, Gas Central Heating, NO ONWARD CHAIN, 114 Years Remaining on the lease.

£225,000

# Kilby Road, Close To Stevenage Station, Stevenage, SG1 2LT



- Spacious Two Bedroom Apartment
- Minutes Walk to Stevenage Mainline Station
- Old Town and New Town
- Situated on the Ground Floor
- Allocated Parking Space
- Kitchen/Breakfast Room
- Lounge Area
- Family Bathroom and Ensuite
- Two Double Bedrooms
- Gas Central Heating

## Entrance Hallway

Laminate Flooring, Doors to all rooms, Heating Control, Double Glazed Window to Ensuite - Low Level W.C, Extractor Fan, Side Aspect, Entry Phone System, Single Panel Radiator, 2 x Storage Cupboards.

## Bedroom Two

18'6" x 9'2" (5.64 x 2.79)  
Double Panel Radiator, Double Glazed Window to Front Aspect. T.V Point, Laminate Flooring.

## Bathroom

7'3" x 6'9" (2.21 x 2.06)  
Low Level W.C, Wash Basin with Tiled Splash Back, Single Panel Radiator, Shaver Point, Extractor Fan, Bath with Power Shower.

## Bedroom One and Ensuite

8'8" x 11'5" (2.64 x 3.48)  
Single Panel Radiator, Double Glazed Window to Front Aspect, Laminate

## Flooring.

Shower Cubicle with Power Shower, Wash Basin with Tiled Splash Back, Vanity Cupboard.

## Lounge Area

9'5" x 17'9" (2.87 x 5.41)  
Laminate Flooring, Single Panel Radiator, Double Glazed Window to Front Aspect, 2 x Double Glazed Window to Side Aspect, T.V Point.

## Kitchen/Breakfast Room

13'8" x 6'8" (4.17 x 2.03)  
Roll Top Work Surfaces, Cupboards at Eye and Base Level, Stainless Steel Sink, Drainer and Mixer Tap, Gas Hob and Oven, Space for Washing Machine and Fridge/Freezer, Valiant Wall Mounted Boiler, Spot Lighting, Double Glazed

Window to Front Aspect, Under Unit Lighting.

## Allocated Parking Space

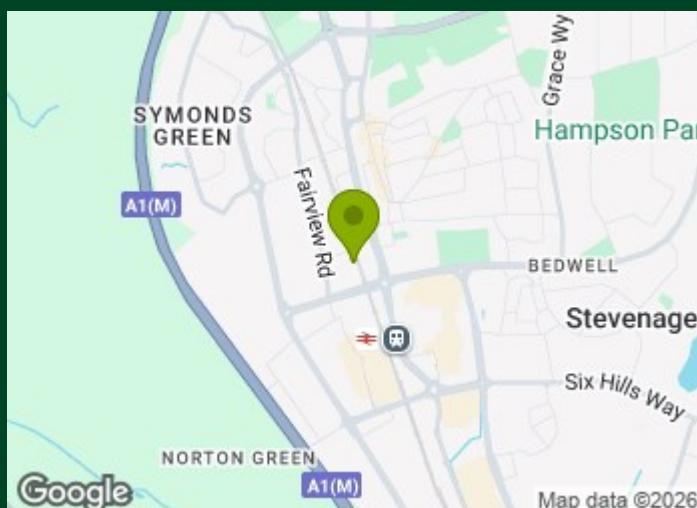
One allocated parking space which is situated at the rear of the apartment.

## Local Information

Kilby Road is a modern development which was built between 2006 and 2007 and is ideally situated within easy access of Stevenage Old Town, Mainline Station, and New Town. This property is offered on full ownership.

## Lease Information

Lease Information, Approx 109 Years Remaining Service Charge -£1500 we understand from the current owners the Ground Rent is included in the service charge.



## Directions



# Floor Plan



## Council Tax Details

Band

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(59-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	