



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

GUIDE PRICE £210,000 - £220,000 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.

Guide Price £210,000

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



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

## Entrance Hallway

Laminate Flooring, Doors to all rooms, Heating Control, Double Glazed Window to 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.

to Ensuite - Low Level W.C, Extractor Fan, 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

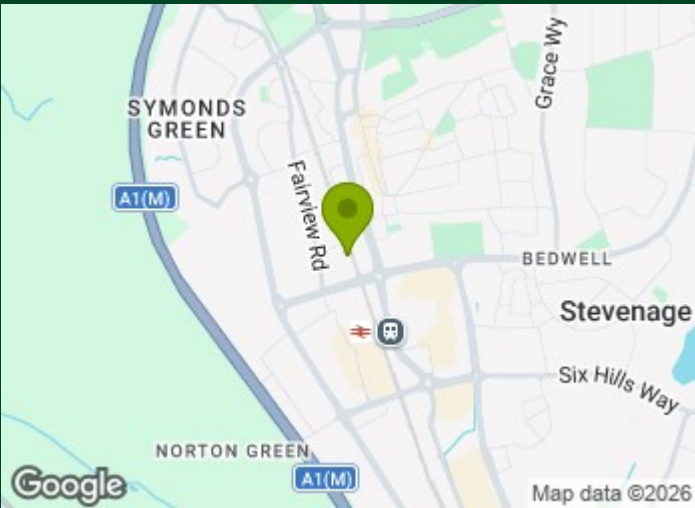
One allocated parking space which is situated at the rear of the apartment.

## 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.

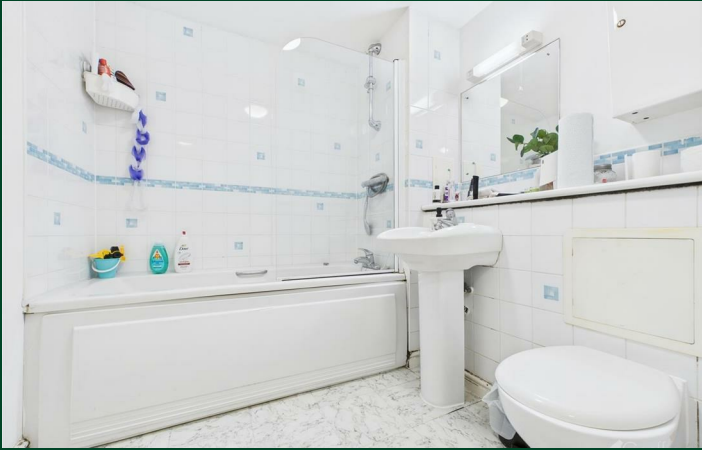
## Lease Information

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

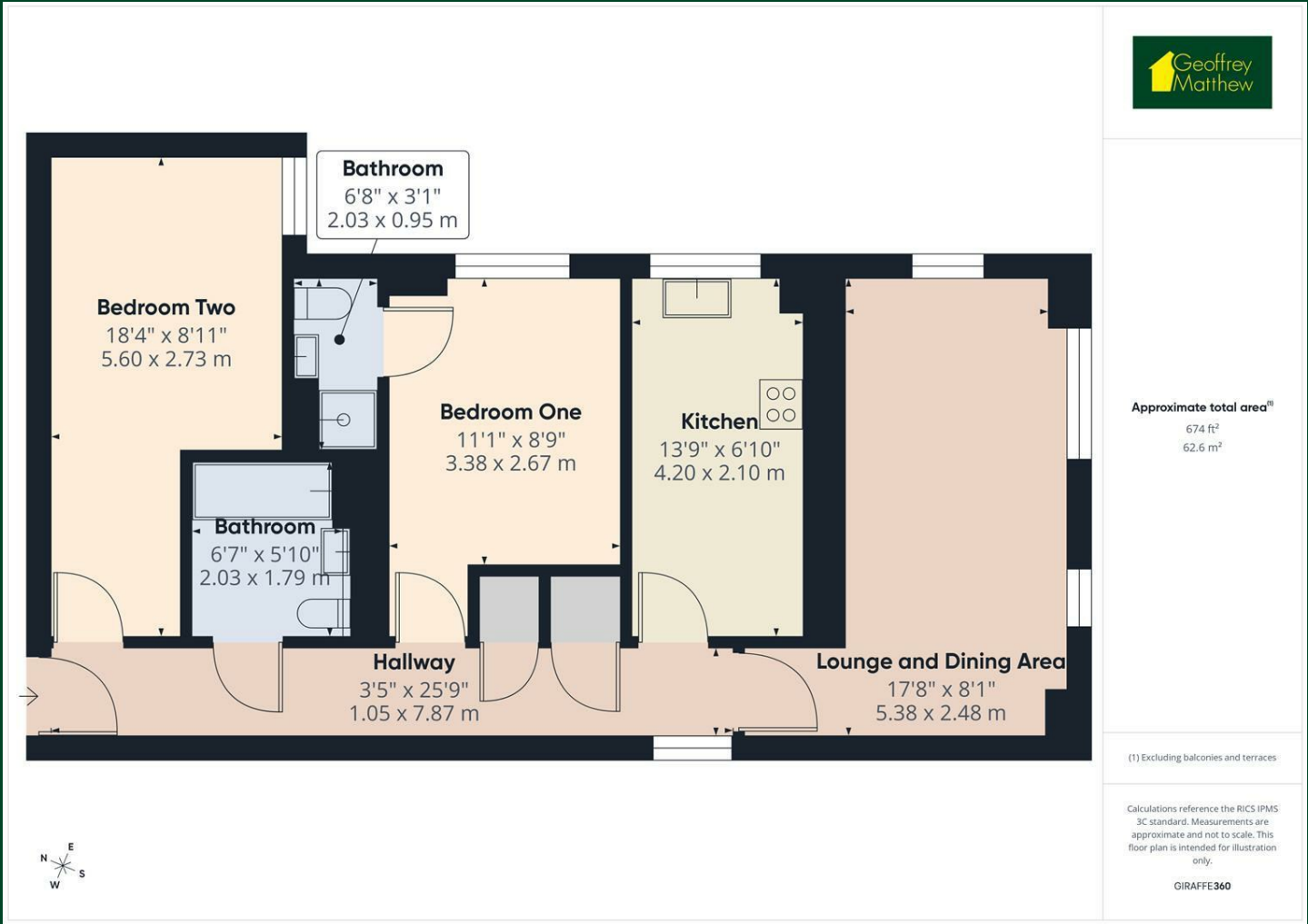


## Directions





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