



121 Station Road, Lower Stondon, SG16 6JJ

Price Guide £150,000

An exciting opportunity for someone to make their mark on this two bedroom first floor apartment. The property benefits from a good sized lounge, separate kitchen, two double bedrooms and bathroom. Outside there is an offset rear garden with a garage. Being sold with no upward chain.

Communal Entrance Porch

Stairs leading to first floor.

Kitchen 11'10" x 7'11" (3.61 x 2.43)

Entrance door, base and wall mounted units with work surface over, stainless steel sink unit, tiled splash back, plumbing for washing machine, window to rear.

Lounge 14'0" x 8'7" (4.28 x 2.62)



Window to front, gas fire with tiled surround, recessed cupboard.

Bedroom One 15'0" x 9'6" (4.58 x 2.91)



dual aspect room with windows to front and side.

Bedroom Two 11'10" x 7'11" (3.61 x 2.43)



Dual aspect room with window to rear and side.

Bathroom



Suite comprising of panelled bath, w.c, wash hand basin, part tiled walls, window to rear.

Outside



A large pre fabricated garage in poor condition, rest of the garden with space for parking or to create a garden area.

Agents Notes

Lease Term 189 years from September 1976

Ground Rent £30.00 per annum.

Service Charge:- There is no set amount for service charges in the Lease other than the leaseholder is to pay during the term any sums due to the Landlord in respect of maintenance towards the roofs, foundations, party walls, floors, entrance halls, etc.

Floor Plan

GROUND FLOOR



STATION ROAD, LOWER STONDON

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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