



Six Hills House, West Terrace, Kings Road, Stevenage, SG1 1AW

welcome to

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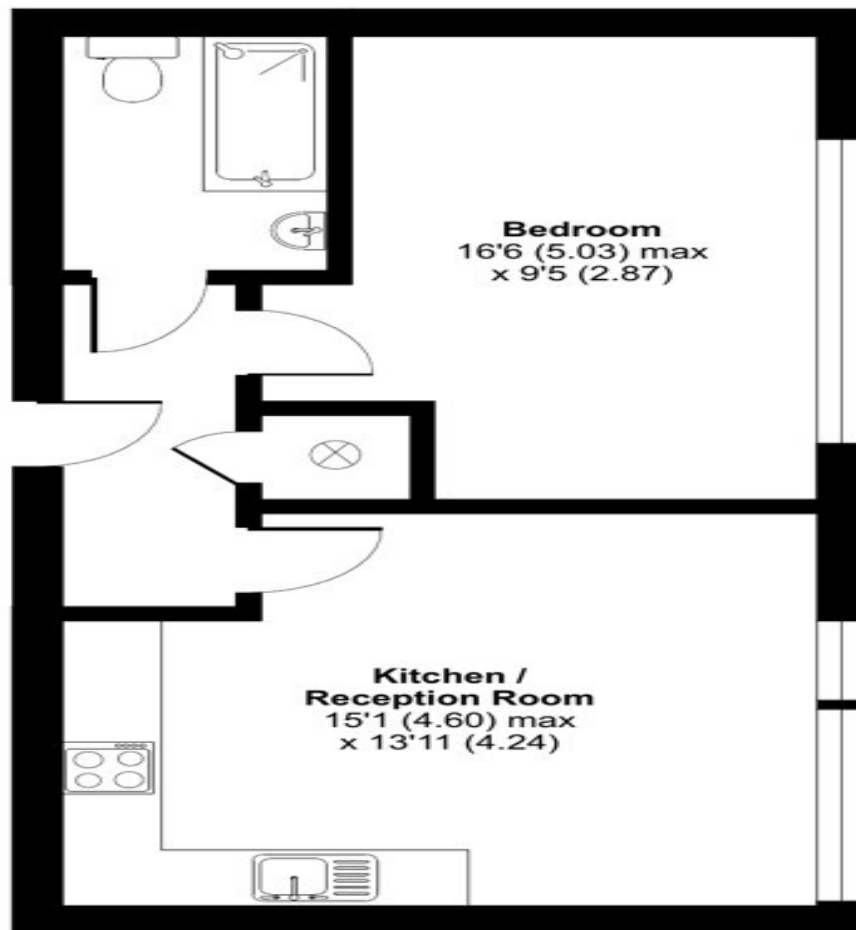
Are you looking to take your first step onto the property ladder? This beautifully presented apartment is perfect for those who want to be walking distance to Stevenage Town & Train Station. Boasting lift access to all floors, communal garden, roof terrace, allocated parking, and fantastic views.



West Terrace, Six Hills House, Kings Road, Stevenage, SG1

Approximate Area = 470 sq ft / 43.7 sq m

For identification only - Not to scale



FIFTH FLOOR

Entrance Hall

Kitchen/ Reception Room

15' 1" x 13' 11" (4.60m x 4.24m)

Bedroom

16' 6" x 9' 5" (5.03m x 2.87m)

Bathroom

Communal Garden

Parking

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- Walking Distance To Stevenage Town
- Lift Access To All Floors
- Secure Entrance & Parking
- Allocated Parking Space
- 5th Floor Apartment

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2215.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£185,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SVG103617



Property Ref:
SVG103617 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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