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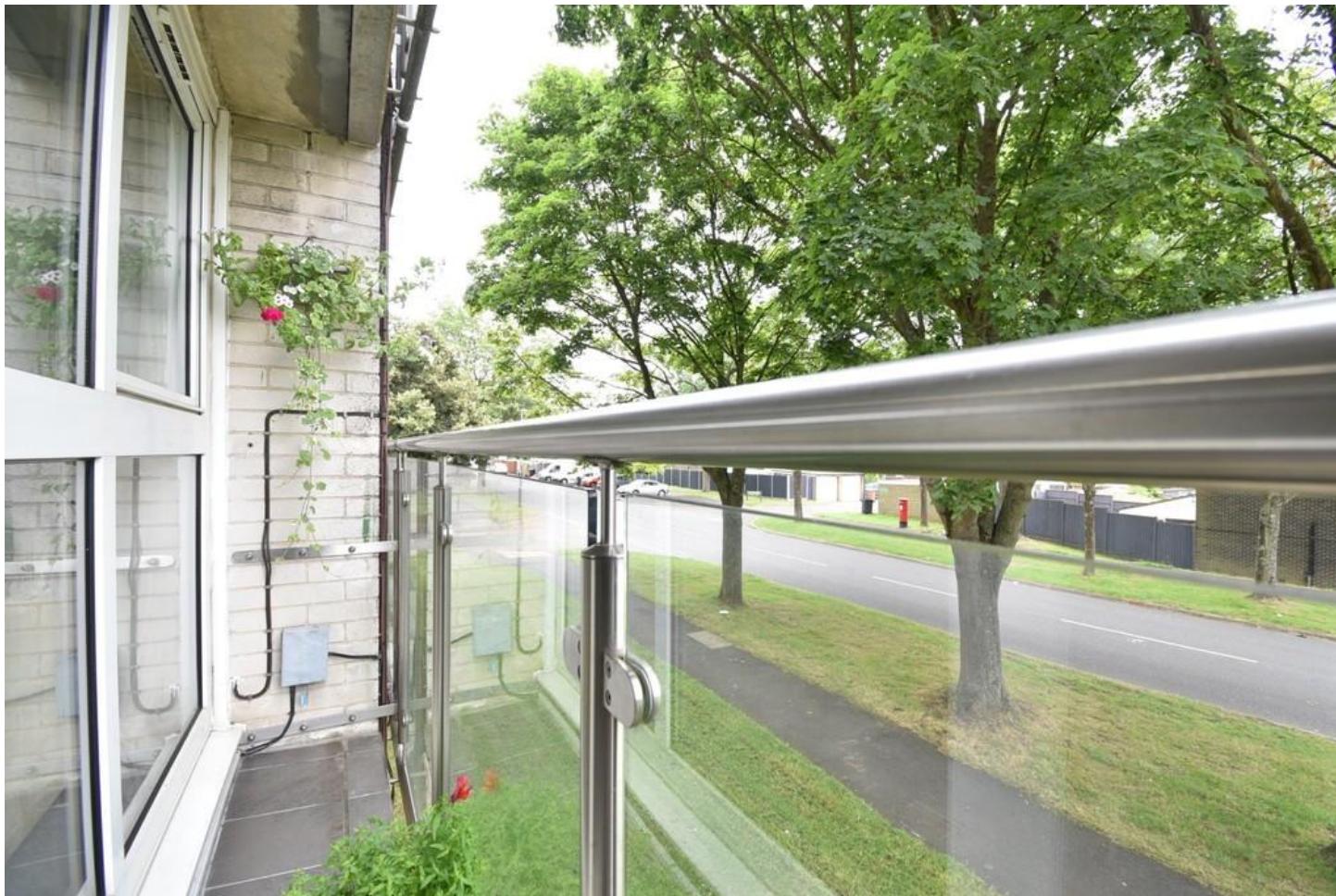
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**Sloan Court, SG1 5HR**

Stevenage

Price: £150,000 - £155,000 Leasehold



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## INTRODUCTION

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## ENTRANCE HALLWAY

Fitted carpet, doors into storage cupboard, Re-Fitted Bathroom, Bedroom and Lounge.

## RE-FITTED BATHROOM

5' 8" x 6' 1" (1.73m x 1.85m) Porcelain tiled flooring, fully tiled walls, bath with shower attachment, chrome heated towel rail, WC, vanity sink unit, coving to ceiling, double glazed window to the rear aspect.

## DOUBLE BEDROOM

13' 3" x 8' 0" (4.04m x 2.44m) Fitted carpet, single panel radiator, coving to ceiling, double glazed window to front aspect.

## LOUNGE

16' 5" x 10' 5" (5m x 3.18m) Fitted carpet, double panelled radiator, double glazed window to the front aspect, door out to the Balcony, open through into the Re-Fitted Kitchen.

## RE-FITTED KITCHEN

8' 7" x 8' 9" (2.62m x 2.67m) Tiled flooring, 1 1/2 bowl stainless steel sink and drainer with mixer tap, double glazed window to rear aspect, space for washing machine, space for fridge freezer, space for washing machine, partially tiled walls.

## AMPLE RESIDENTS PARKING

## ADDITIONAL INFORMATION

Service charge of £50 which includes the buildings insurance and water rates.

There is a lease remaining of around 96 years.

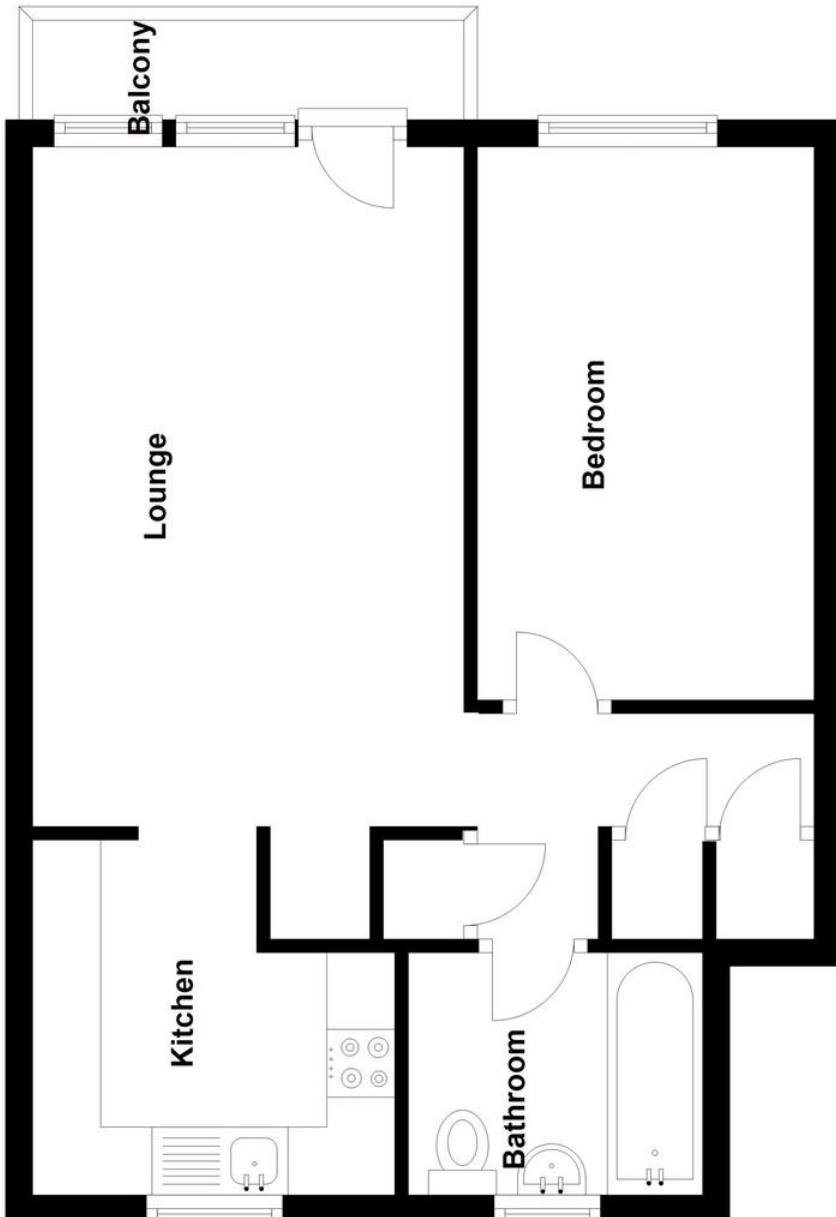
## SECTION 20

There is a planned section 20 on the block. No estimate has yet been carried out by the council as these works are not planned to begin until 2023. But please note, the property is priced accordingly.



## First Floor

Approx. 460.8 sq. feet



Total area: approx. 460.8 sq. feet



**Important Information:**  
 All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

# Agent Hybrid

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