



8 Keller Close, Fairlands Valley, Stevenage

Offers in excess of £199,995

STAMP DUTY EXEMPT FOR FIRST TIME BUYERS A Spacious Two Bedroom First Floor Apartment, Situated On A Modern Development Close To Fairlands Valley Lakes, Internally The Property has Been Maintained To A Very High Standard And Offers A Good Size Lounge, Fitted Kitchen, Bathroom & Two Double Bedrooms. THE CURRENT OWNER IS INCLUDING WITHIN THE SALE ALL FURNITURE. Early Viewing Is Highly Recommended. CHAIN FREE



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Important Information

THE CURRENT VENDOR IS PREPARED TO LEAVE ALL ITEMS OF FURNITURE TO BE INCLUDED WITHIN THE SALE

Entrance Hallway

Hard wood fire door, wood effect laminate flooring, entry phone, built in storage cupboard, and cupboard housing hot water tank, wall mounted electric radiator and decorative cover, fuse box.

Lounge 16'1x 10'7" (4.90m x 3.23m)

A generously sized lounge area, with a wood framed double glazed window, a modern flame effect electric wall mounted fire place, and media connection points.

Kitchen 7'7"x 5'7" (2.31m 1.70m)

Fitted with good range of wood finished wall and base units, with black roll edge worktops and a stainless steel sink and drainer with mixer taps, spaces for a freestanding electric cooker with built in extractor over, fridge freezer and washing machine, wood effect laminate flooring, tiled splash backs and a wood framed double glazed window to the side aspect.

(Appliances Within The Kitchen Will Be Included In The Sale).

Bedroom 1: 10'9"x 10'1" (3.28m 3.07m)

A good size double bedroom with a wood framed double glazed window, dado rail and a wall mounted electric radiator.

Bedroom 2: 10'7"x 8'9" (3.23m 2.67m)

Another double bedroom with a wood framed double glazed window and a wall mounted electric radiator.

Bathroom

A refitted bathroom comprising of a modern three piece suite and includes, an enamel panel surround bath with vintage effect chrome taps and wall mounted electric shower over, a hand wash basin and pedestal with chrome vintage effect taps, a close coupled WC with chrome push button flush, slate effect vinyl flooring, fully tiled walls, wall mounted electric heater and a wood framed double glazed window.

LEASE DETAILS

Lease Length - 74 Years

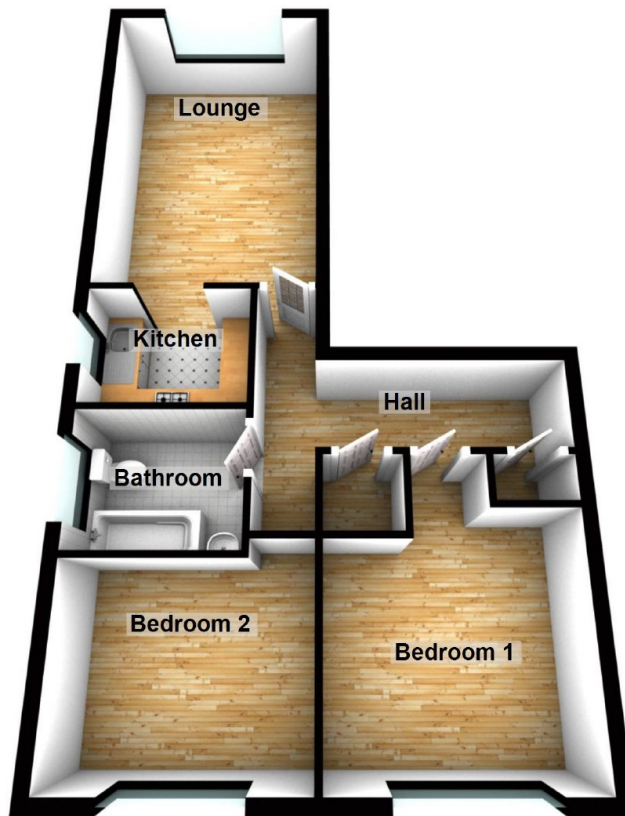
service charge- £1,500 PA

Ground Rent - £75 PA





Ground Floor



Energy Performance Certificate

8, Keller Close, STEVENAGE, SG2 8BJ


Dwelling type: Mid-floor flat
Date of assessment: 01 November 2012
Date of certificate: 01 November 2012

Reference number: 8582-7929-0999-7239-0902
Type of assessment: RdSAP, existing dwelling
Total floor area: 51 m²

Use this document to:

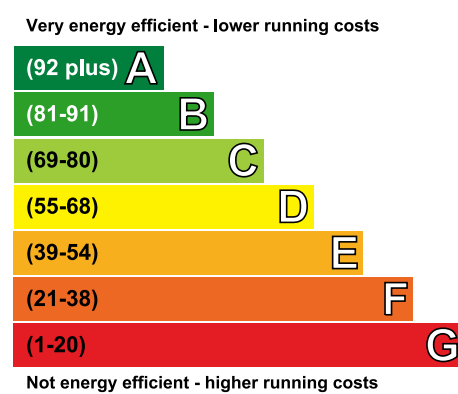
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,662
Over 3 years you could save	£ 210

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 102 over 3 years	
Heating	£ 591 over 3 years	£ 690 over 3 years	
Hot Water	£ 867 over 3 years	£ 660 over 3 years	
Totals	£ 1,662	£ 1,452	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Current	Potential
65	69


The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase hot water cylinder insulation	£15 - £30	£ 147	
2 Low energy lighting for all fixed outlets	£40	£ 60	

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.