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54 Brickdale House, Stevenage

Price £223,000

IDEAL FOR FIRST TIME BUYERS AND INVESTORS, These Newly Developed Modern Apartments Are Situated Within Stevenage New Town And Benefit From Being Only A Short Walk From The Mainline Station Offering Links To Kings Cross & St Pancras(Approx 20 Mins), Whilst Locally Providing A Good Array High street Stores Including Tesco Super Market, And Also Being A A 10 Minute Walk From Stevenage Old Town Which Offers An Array Of Bars, Coffee Bars And Restaurants. Internally The Properties Benefit From Modern Kitchens & Bathrooms, While Also Featuring A Good Size Balcony. CHAIN FREE







54 Brickdale House, Stevenage

Hallway
With entry phone system, a quality dark wood effect laminate flooring, a large storage cupboard also housing heating system and doors to all rooms.

Open plan lounge / kitchen 18'4''x 9'5'' (5.59m 2.87m)
A modern open plan living space comprising of a good range of contemporary Antique cream high gloss wall and base units square edged butcher block wood effect work tops with inset single bowl stainless steel sink and drainer with mixer taps over, electric halogen hob with stainless steel chimney style cooker hood and stainless steel electric oven, integrated under counter fridge, dishwasher and washing machine, inset lighting, single panel radiator, a continuation of the quality wood effect laminate flooring, double glazed windows and double glazed door to the balcony.

Bedroom 1: 13'4''x 9'4'' (4.06m 2.84m)
With double glazed window and single panel radiator.

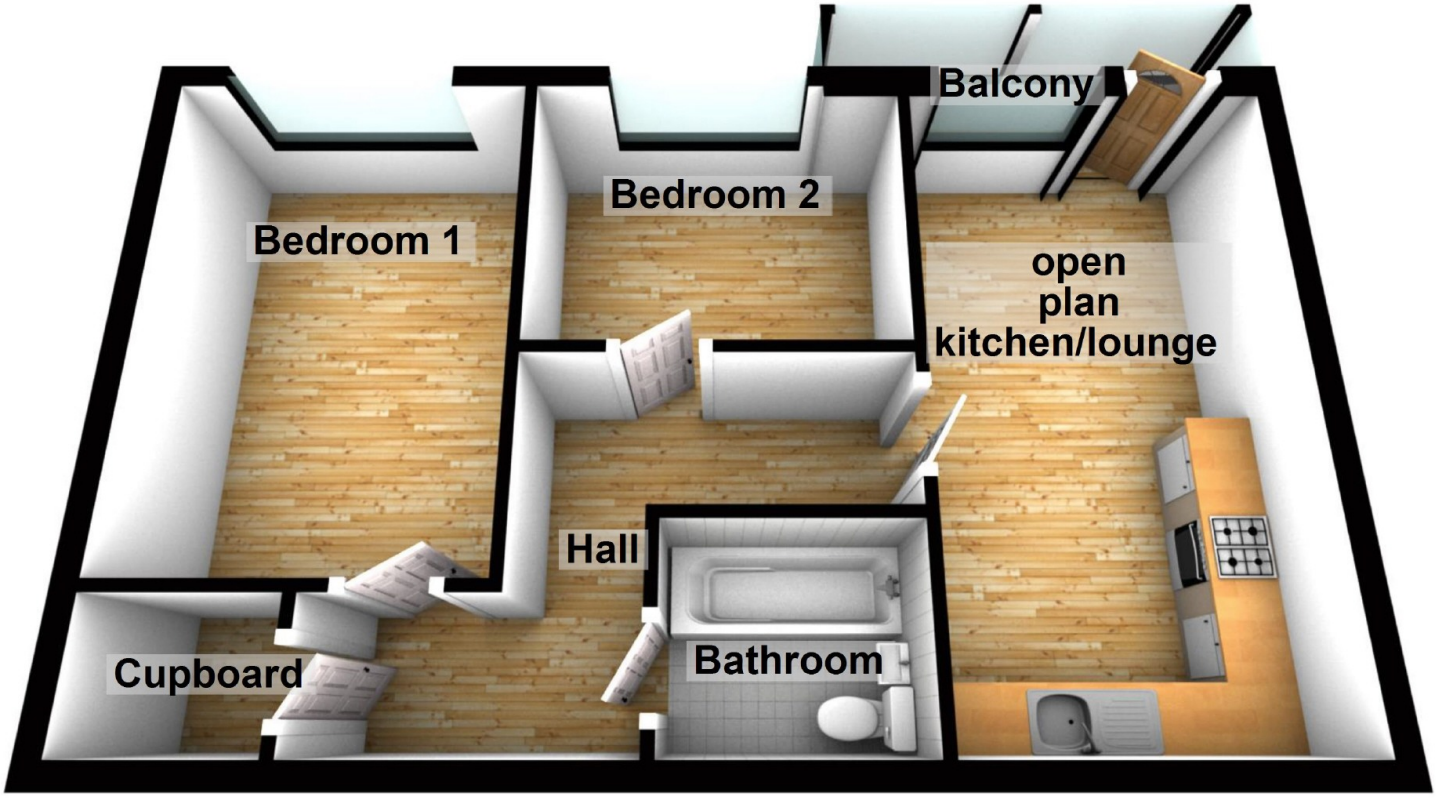
Bedroom 2: 9'9''x 7'5'' (2.97m 2.26m)
With double glazed window and single panel radiator.

Bathroom 7'3''x 6'1'' (2.21m 1.85m)
Fitted with a modern three piece bathroom suite comprising of a panel surround bath with chrome mixer taps and shower attachment, glass shower screen, a large square shaped hand wash basin with chrome mono-bloc mixer tap and WC both enclosed within a dark wood effect vanity unit, mainly ceramic tiled walls, ceramic tiled flooring, a heated towel rail, wall mounted mirrored vanity unit with shaving light.

Communal entrance hall
With secure entry phone system and lift service and personal mail boxes.

Lease details
Ground Rent : £345 per annum
Service Charge - £1300
Lease: 125 from April 2016

Ground Floor



These particulars are believed to be correct but their accuracy is not guaranteed. They do not constitute any part of an offer or contract and no responsibility is taken for any error, omission or statement in these particulars by GEOFFREY MATTHEW ESTATES Ltd. Please note that any Floor Plans are not to scale and represent a guide only.

Energy Performance Certificate

HM Government

Flat 53 Brickdale House, Swingate, STEVENAGE, SG1 1AS

Dwelling type:	Top-floor flat	**Reference number:**	9028-5052-7301-4676-0930
Date of assessment:	12 September 2016	**Type of assessment:**	SAP, new dwelling
Date of certificate:	12 September 2016	**Total floor area:**	59 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

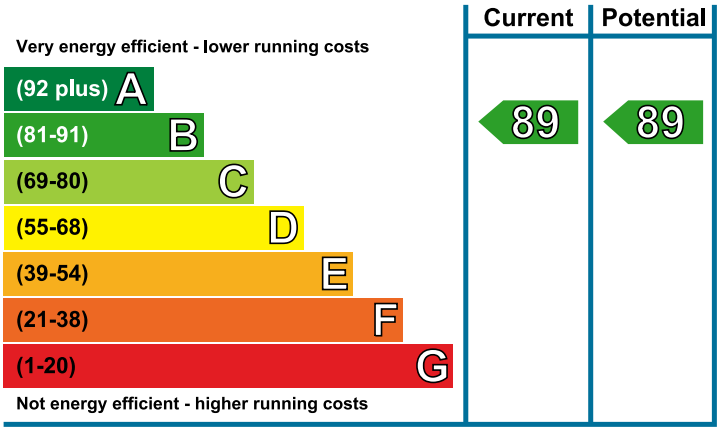
Estimated energy costs of dwelling for 3 years:	**£ 1,413**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 126 over 3 years	£ 126 over 3 years	Not applicable
Heating	£ 534 over 3 years	£ 534 over 3 years	
Hot Water	£ 753 over 3 years	£ 753 over 3 years	
Totals	**£ 1,413**	**£ 1,413**	

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



The graph shows the current energy efficiency of your home.

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

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.