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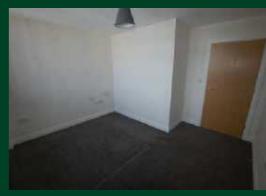
145 Skyline, Stevenage Price £236,950

INVESTORS ONLY

A Modern Two Bedroom Apartment, Situated In The Heart Of Stevenages Town Centre, Which Has The Benefits Of A Large Range Of Shops And Cafe's, Whilst Being A Very Short Walk From Stevenage's Mainline Station With Quick Access To Central London. Internally The Property Offers Good Size Accommodation Throughout And Includes An Open Plan Lounge & Kitchen And Modern Fitted White Bathroom Suite.







145 Skyline, Stevenage

Entrance hall

Door to front with security entry handset, built in cupboard, wood effect flooring, telephone point and radiator.

Open Plan Lounge & Kitchen 15'6"x 12'2" (4.72m 3.71m)

Double glazed window, TV and telephone points, carpeted and radiator fitted kitchen with wall and base units, surrounding work surfaces, stainless steel sink and drainer, electric oven and hob with extractor hood, integral washing machine and space for fridge freezer, wood effect flooring.

Bedroom 1: 11' 6" x 8' 9" (3.35m 0.15m x 2.44m 0.23m)

Double glazed window, TV and telephone points, radiator.

Bedroom 2: 11'6"x 10'2" (3.51m 3.10m)

Double glazed window and radiator.

Bathroom

Bath with mixer taps and shower attachment, shower unit over with glass shower screen, vanity unit and WC, extractor fan and shaver point, part tiling to walls, heated towel rail.

Parking

Allocated parking space.

Additional information

We have been informed by the vendor of the following charges:

Lease length: 124 years remaining

Ground rent: £250 p/a

Service charges: £1500 p/a including buildings insurance















Energy Performance Certificate



Flat 145, Skyline House, Swingate, STEVENAGE, SG1 1AP

Dwelling type: Top-floor flat **Reference number:** 9748-0050-7324-4425-2920

Date of assessment: 14 April 2015 Type of assessment: SAP, new dwelling

Date of certificate: 29 February 2016 **Total floor area**: 48 m²

Use this document to:

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

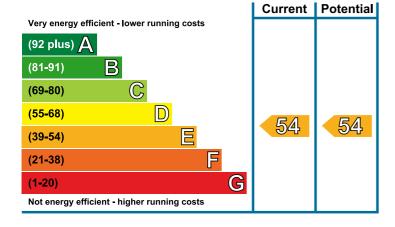
Estimated energy costs of dwelling for 3 years:

£ 2,439

Estimated energy costs of this home					
	Current costs	Potential costs	Potential future savings		
Lighting	£ 129 over 3 years	£ 129 over 3 years	Not applicable		
Heating	£ 1,605 over 3 years	£ 1,605 over 3 years			
Hot Water	£ 705 over 3 years	£ 705 over 3 years			
Totals	£ 2,439	£ 2,439			

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.