



## 2 bed maisonette to buy in SG2

Hampton Close, Stevenage, Hertfordshire, SG2 8SP

**£165,000** Starting Bid






 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

-  Being Sold via Secure Sale Online Bidding T&C's Apply
-  Two-bedroom ground floor
-  Cash Buyers Only - Low Lease
-  Beautifully re-decorated
-  EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

023 8251 4032  
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Situated within the quiet and highly regarded area of Bragbury End, this beautifully re-decorated ground floor apartment offers spacious, well-balanced accommodation overlooking attractive communal gardens, creating a peaceful and private setting.

From the moment you step inside, the property feels bright, fresh and ready to move straight into. A welcoming entrance hallway provides access to all rooms, along with a generous storage cupboard, ideal for coats, shoes and everyday essentials.

The living room is a standout space, offering excellent proportions for both relaxing and dining. A large front-facing window allows natural light to pour in, creating a warm and inviting atmosphere, perfect for entertaining or unwinding at the end of the day.

The kitchen has been thoughtfully designed with a range of wall and base units, providing ample storage and worktop space. Complete with an integrated dishwasher, oven and hob, plus space for a washing machine and fridge freezer, it offers a practical and functional layout for modern living.

The main bedroom is particularly impressive, a spacious double room with fitted wardrobes, enjoying a pleasant outlook over the communal gardens.

Bedroom two offers excellent versatility, ideal as a child's bedroom, guest room, nursery or home office, with built-in storage already in place.

The bathroom is finished in a clean, contemporary style, featuring a modern white suite including a panelled bath with overhead shower and glass screen, vanity wash hand basin and low-level WC.

Externally, the property benefits from extensive South-facing communal grounds, offering plenty of green space to enjoy, along with a large private communal car park providing allocated parking and additional visitor spaces. The property also features a patio area, ideal for outdoor seating, with space for a rotary washing line or use of the communal facilities.

The property further benefits from a generous, secure outdoor storage area, ideal for bicycles, garden equipment and additional household items."

With a low service charge of just £515 per annum and ground rent of £40 per annum, the property offers a low-maintenance and cost-effective living option.

The property is competitively priced to reflect the current lease term, presenting an excellent opportunity for buyers to add value. Leasehold with approximately 50 years remaining. Buyers should note this is considered a short lease and may impact mortgage availability. The lease is extendable, further details available on request, making this an ideal purchase for cash buyers or investors seeking long-term potential.

Ideally positioned just a short stroll from the picturesque Stevenage Brook, the apartment enjoys access to nearby green spaces and scenic walking routes, further enhancing its lifestyle appeal.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 50

Annual Ground Rent Amount: £40.00

Annual Service Charge Amount: £515.00

Price: Starting Bid £165,000

Property Type: Maisonette

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

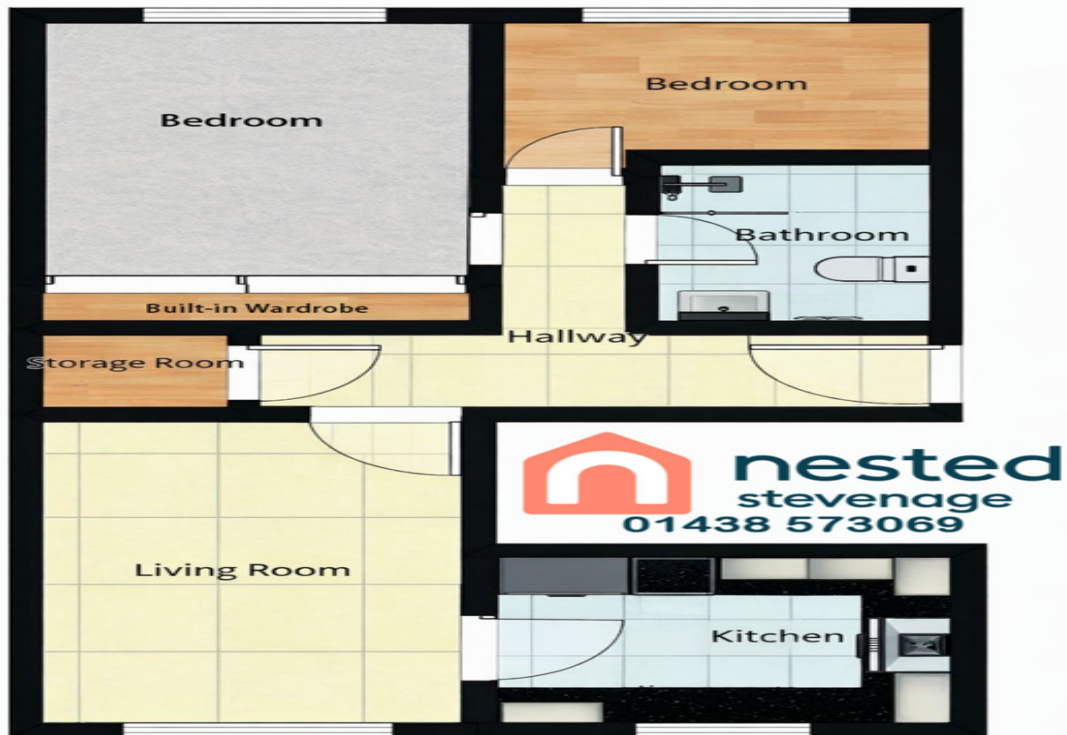
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Approximate Internal Floor Area: 657sq m / 61sq ft. This floor plan is for illustrative purposes only. All measurements, opening and orientation are approximate. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Hampton Close, Stevenage, Hertfordshire, SG2 8SP

Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way Silverlink Business Park, Wallsend, Wallsend, Wallsend, NE28 9NY,  
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

