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Highcroft the Chace, Stevenage, SG2 8QU

£110,000

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## The Chace, Stevenage

Potential 9% yield | CHAIN FREE | CASH BUYERS ONLY | 91 Year Lease Remaining | New Carpets

Offered to the market CHAIN FREE and to Cash Buyers Only, a seventh floor, one bedroom apartment in the convenient Roebuck Area of Stevenage.

The one bedroom apartment is neutrally decorated throughout with new carpet, a kitchen with appliances, tiled bathroom, bedroom and ample storage. There is a secure entry system to the property with lift and stairs to all floors.

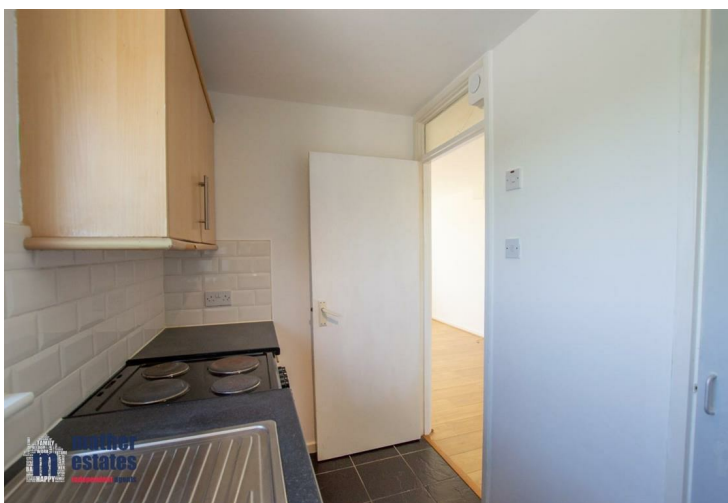
The property has a prospective rental income of £900pcm giving a rental yield of 9%.

The current remaining lease on the property is 91 years with an annual ground rent of £10 and the annual service charge of £1301.56, both paid quarterly. For the latest statement paid January 1st - March 31st 2025 the quarterly charge was £327.89

Conveniently located a 1.7 mile walk from Stevenage Train Station or Knebworth Train Station with local shops, supermarket and amenities close by, the property is ideal for commuters.

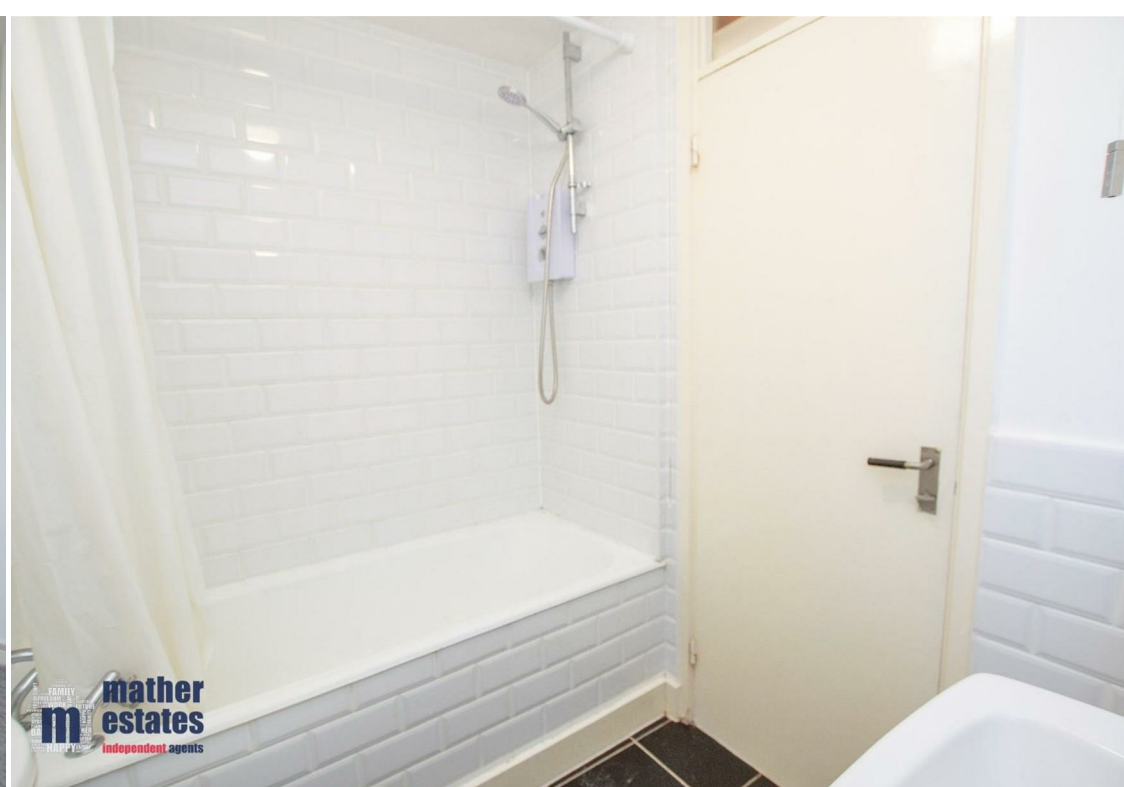
Parking bays, on street parking and communal garden are available.

The council tax band is A with Stevenage Borough Council.





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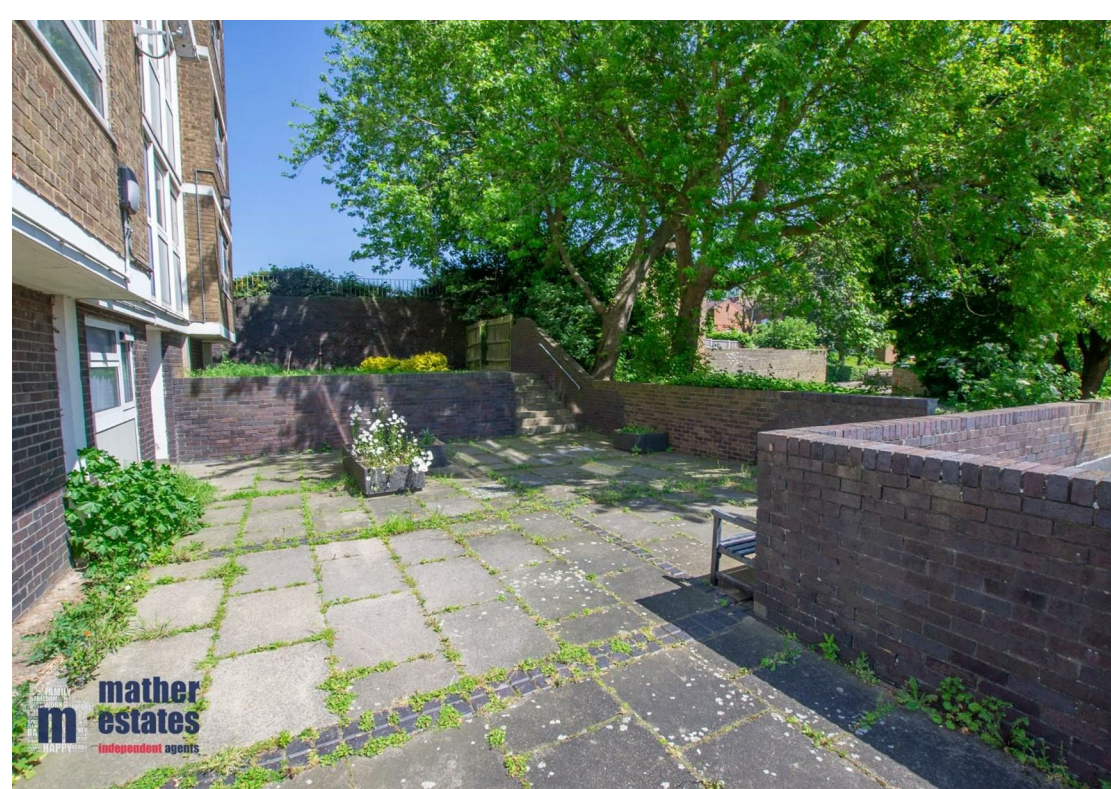
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#### **Communal Entrance**

Secure entry system, lift and stair access, communal garden.

#### **Entrance Hall**

11'7" x 6'7"

Entrance via wooden door, wooden laminate flooring, sliding door to storage cupboard, door to bathroom, door to bedroom, entrance to living/dining room, electric radiator.

#### **Kitchen**

9'11" x 5'8"

Double glazed window to side aspect, tiled flooring, range of wall and base units, stainless steel sink with drainer, freestanding gas hob/oven, freestanding washing machine, freestanding fridge/freezer, storage cupboard, tiled walls, door to living/dining room.

#### **Living/Dining Room**

19'0" x 12'6"

Double glazed windows to front aspect, wooden laminate flooring, electric radiator, entrance to hallway.

#### **Bedroom**

15'7" x 10'8"

Double glazed windows to front aspect, carpet, electric radiator, storage cupboard.

#### **Bathroom**

6'9" x 7'9"

Double glazed window to rear aspect, dual flush WC, wash hand basin with vanity unit, tiled walls and flooring, panel bath with shower over, storage cupboard.

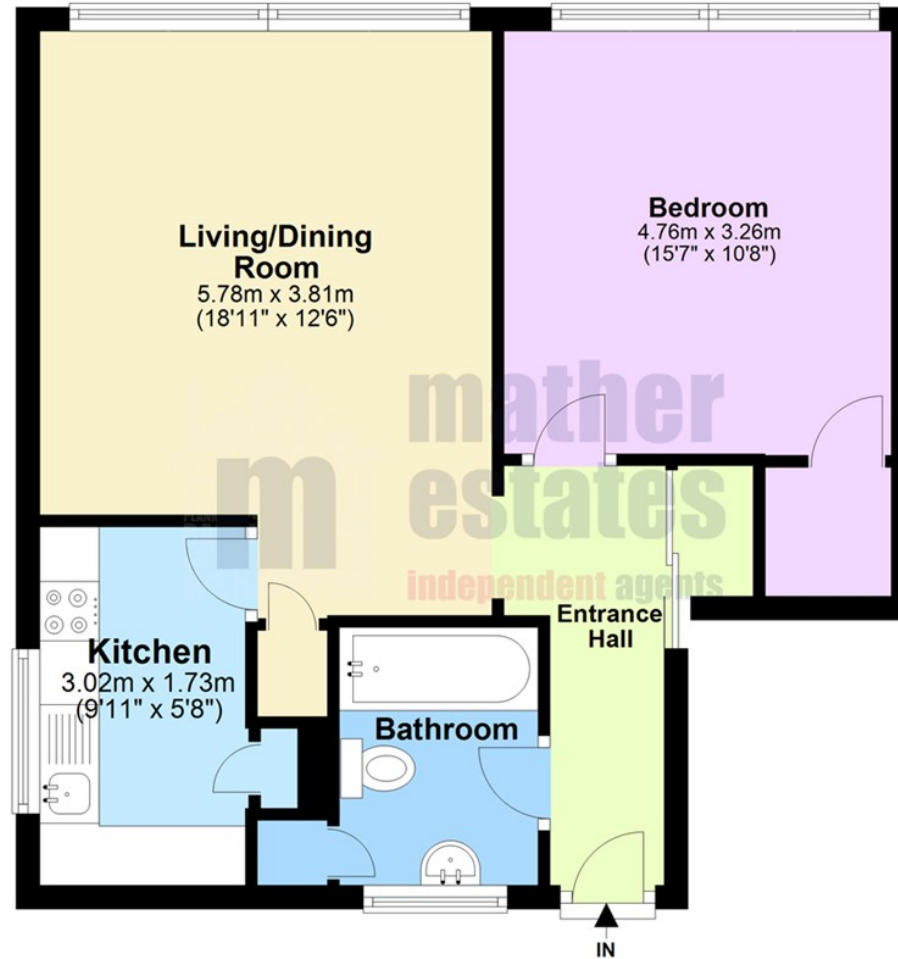
#### **Disclaimer**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

#### **Lease and Charges**

The current remaining lease on the property is 91 years with an annual ground rent of £10 and the annual service charge of £1301.56, both paid quarterly. For the latest statement paid January 1st - March 31st 2025 the quarterly charge was £327.89

## Ground Floor



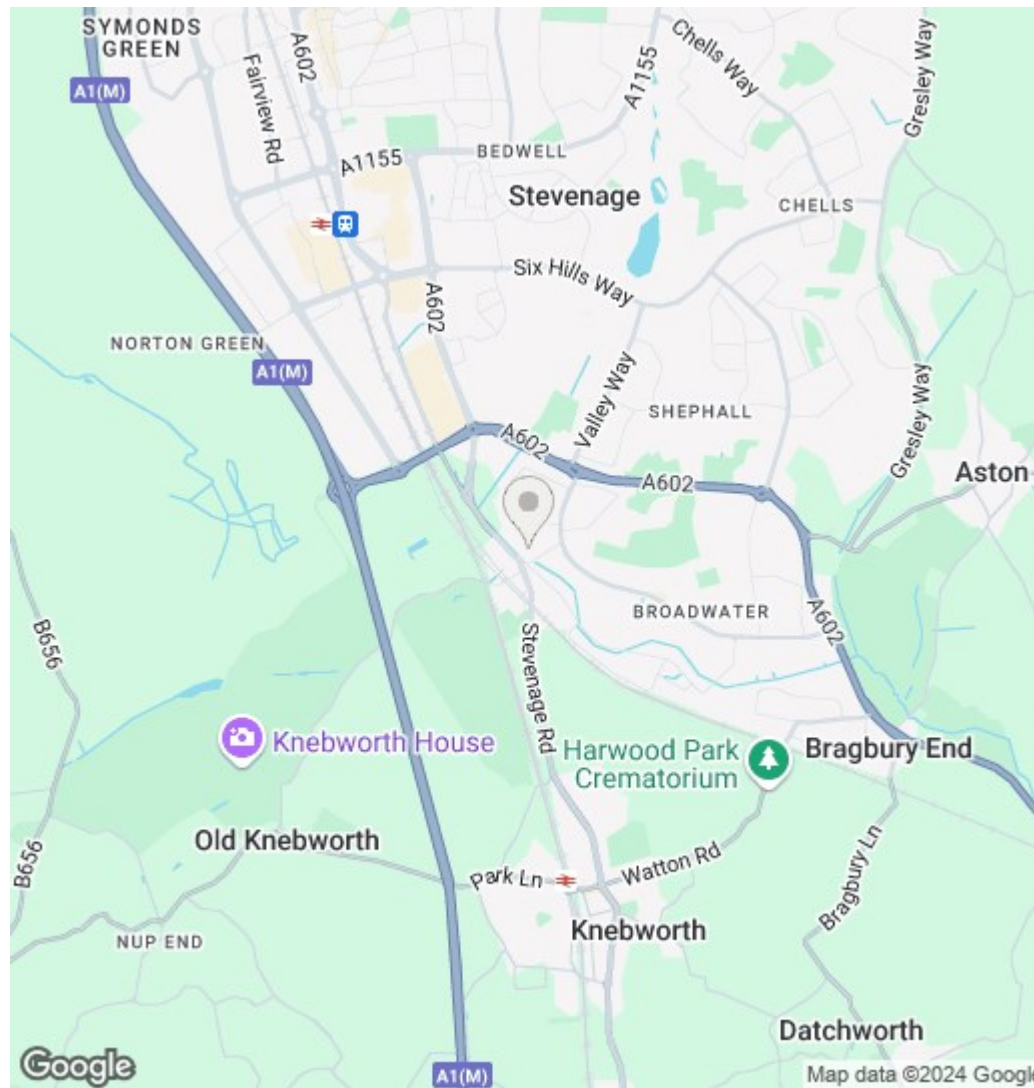
Total area: approx. 47.0 sq. metres (505.6 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	57	66
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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