



mulberry House  
Stevenage | SG1 1BF

AGENT HYBRID



£180,000 - £190,000



GUIDE PRICE £180,000 - £190,000

Agent Hybrid proudly presents this beautifully appointed first-floor apartment featuring a phone entry system, lift access, and a concierge service. Nestled in a highly coveted location within the town centre, it is a mere 5-minute walk to the Stevenage mainline train station, offering fast connections to London, and just a stone's throw from the tranquil local duck pond.

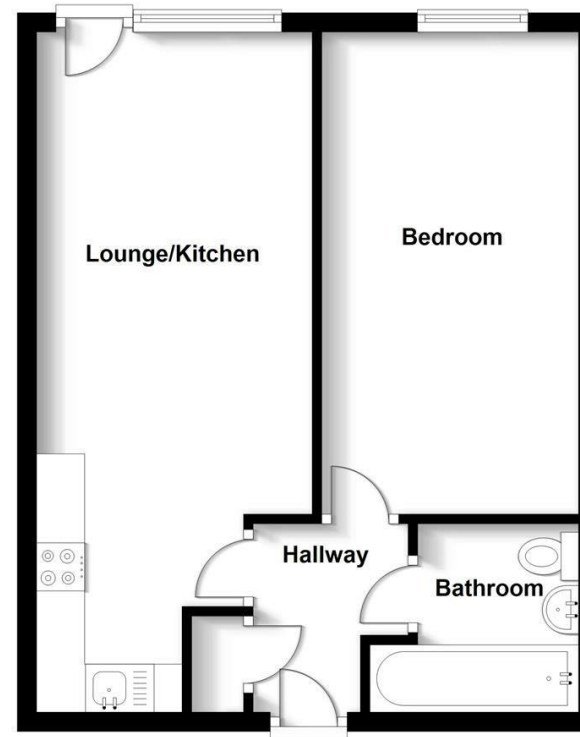
The lift grants easy access to the first floor, where the entrance is only a few steps away. Upon entering, you are welcomed by a spacious hallway with ample cupboard space and doors leading to the lounge, bedroom, and bathroom. The lounge area accommodates a small dining set and features an open-plan layout with the kitchen, which includes an integrated fridge freezer and cooker. This living space is bathed in natural light from a full-width window and a Juliet balcony door, both overlooking the quieter side of the town centre. The large double bedroom provides ample space for wardrobes and additional furniture, and is brightened by a floor-to-ceiling window. The bathroom is equipped with a toilet, a vanity sink unit, a bath, and an overhead shower.

Viewing this impressive apartment is highly recommended!

- Entrance Hallway
- Bathroom - 4'9 x 7'3
- Bedroom - 8'9 x 16'5
- Lounge and Kitchen - 9'5 max x 23'3 max

The remaining lease is approximately 119.  
There is an annual service charge of approximately £1550, including ground rent.

**First Floor**  
Approx. 39.9 sq. metres (429.6 sq. feet)



Total area: approx. 39.9 sq. metres (429.6 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Some sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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>	<b>74</b>	<b>74</b>

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