



Boston House, Park Place
Stevenage | SG1 1AY

AGENT HYBRID

£180,000 - £190,000



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.

GUIDE PRICE £180,000- £190,000 * Agent Hybrid proudly presents this charming one-bedroom first-floor flat, built in 2019 and nestled in the heart of Stevenage town centre. Just a five-minute stroll from the Stevenage main line train station, the property offers swift connections to London.

The building boasts a secure entry system, lift access, and a concierge service.

Upon entering the flat, you're welcomed by a spacious hallway leading to the bathroom, a generous double bedroom, and an open-plan living room/kitchen. The living area accommodates a small dining table and chairs, features a kitchen with fitted appliances, and is bathed in natural light from the full-width floor-to-ceiling glazed door and window that open onto a large private terrace. Viewing comes highly recommended!

- Entrance Hallway
- Bathroom - 9'0 x 17'0
- Bedroom - 7'5 x 5'2
- Lounge - 9'8 x 15'1
- Kitchen - 9'10 x 7'7

There is approximately 119 years remaining on the lease.
 The annual service charge is approximately £1194.
 The annual ground rent is £191.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			

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