



West Terrace, Kings Road
Stevenage | SG1 1AW

AGENT HYBRID

**Fixed Asking Price
£240,000**



Agent Hybrid is delighted to present this two-bedroom, fourth-floor apartment, situated in a sought-after location on the edge of the town centre, just a short walk from Stevenage mainline train station, which offers fast links to London.

The apartment is accessible by stairs or lift and upon entering, you are welcomed by a spacious entrance hallway with ample room for coats and shoes. Doors lead to the lounge, two double bedrooms, and the family bathroom. The cosy lounge features floor-to-ceiling windows that fill the room with natural light and offer an open-plan living area with a kitchen and space for a small table and chairs. Both bedrooms also have floor-to-ceiling windows, ample space for wardrobes, and an en-suite shower room in the master bedroom.

Outside, you will find gated access to the car park, which includes an allocated parking space and several visitor bays.

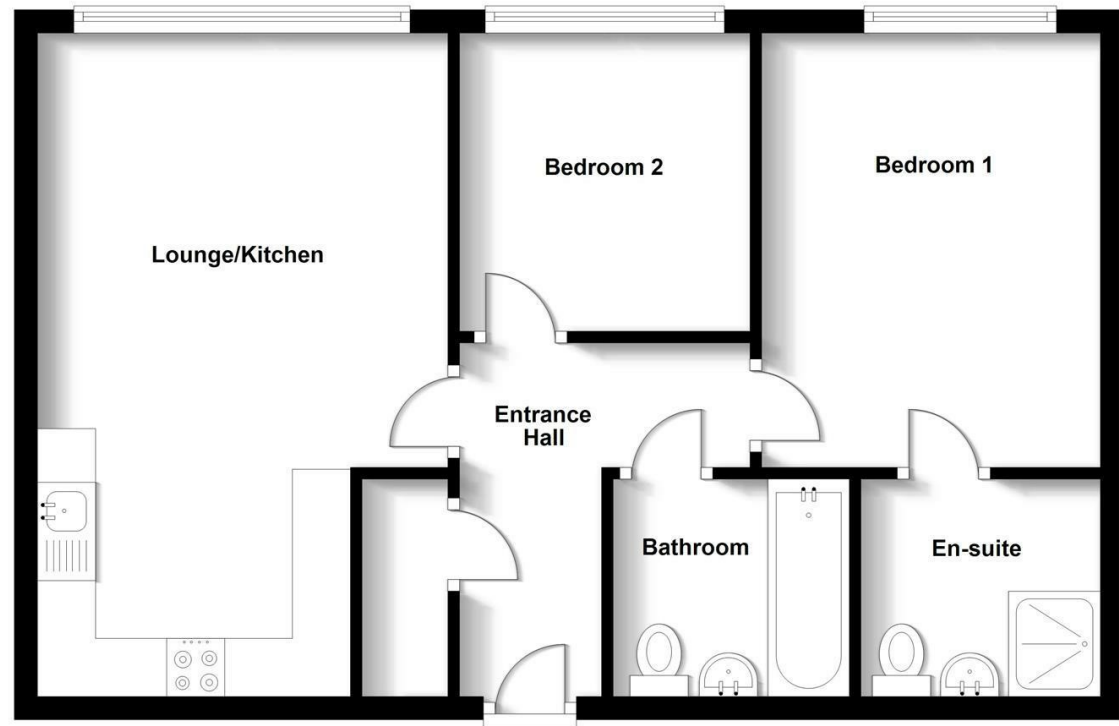
- Entrance Hallway
- Lounge and Kitchen area - 11'7 x 20'7
- Bedroom 1 - 9'7 x 11'7
- En-Suite - 6'6 x 6'9
- Bedroom 2 - 8'1 x 8'4
- Bathroom - 6'8 x 6'2

There is around 191 years remaining on the lease.
Monthly service charge - £215.64

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	62

Fourth Floor

Approx. 52.3 sq. metres (562.5 sq. feet)



Total area: approx. 52.3 sq. metres (562.5 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.

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