



Grace Way
Stevenage | SG1 5AE

AGENT HYBRID

Guide Price £165,000

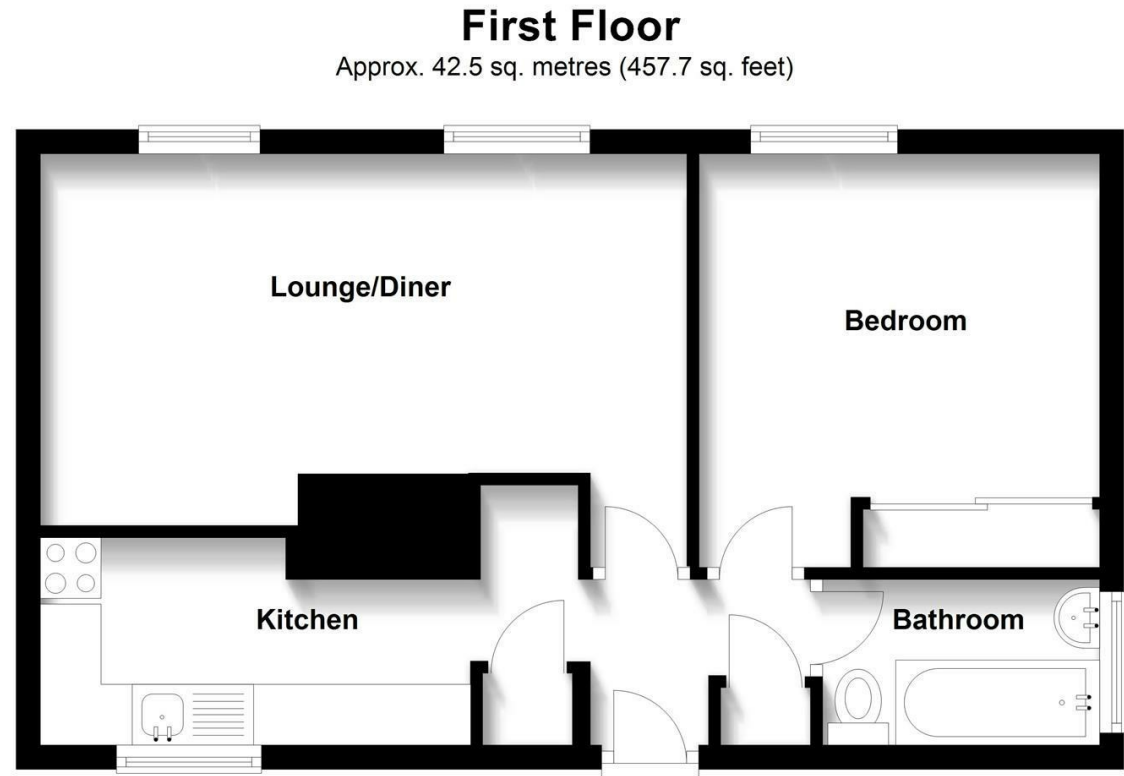
GUIDE PRICE £165,000 - £175,000 * Agent Hybrid welcomes to the market, a CHAIN FREE and well-presented, One Bedroom First Floor Flat, located within just a one mile walk to Stevenage Mainline Train Station and the Old Town High Street. Accommodation briefly comprises of. An Entrance Hallway, with doors leading to a Modern Kitchen, a Large Lounge/Diner, a Double Bedroom with fitted wardrobes and a Modern Bathroom. Externally, there is a communal garden area and allocated outdoor storage. An ideal first time or investment purchase.

DIMENSIONS

- Entrance Hallway
- Kitchen 14'2 x 5'4
- Lounge/Diner 17'1 x 10'0
- Bedroom 10'8 x 10'6
- Bathroom 7'2 x 4'8

N.B.

- Approx. 87 years remaining on the lease.
- Approx. £71.00 pcm service charge.
- Approx. £10.00 pa ground rent.
- There are planned section 20 improvements works to the building and the cost is being covered by the current owner.



Total area: approx. 42.5 sq. metres (457.7 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	67
(55-68) D	68

Agent Hybrid

57 High Street, Stevenage, Hertfordshire, SG1 3AQ
Tel: 01438 870673 - enquiries@agenthybrid.co.uk
www.agenthybrid.co.uk

AGENT HYBRID