



Wisden Road
Stevenage | SG1 5JA

AGENT HYBRID

Guide Price £160,000



GUIDE PRICE £160,000 - £170,000 * Agent Hybrid is delighted to bring to the market this spacious, CHAIN FREE, ground floor flat located in the highly desirable Pin Green area. Recently redecorated, the property boasts new flooring in both the bathroom and bedroom. Additionally, section 20 works have been completed (being paid for by the seller), including the installation of a new communal phone entry door.

Upon entering the flat, you are welcomed by a spacious entrance hallway with tiled flooring, offering access to two storage cupboards, a WC, a separate bathroom, and a generously sized double bedroom with brand new carpet and two fitted wardrobes. The large living room leads into the kitchen, which features a range of base and eye-level units.

The outside benefits benefits a large communal garden and an allocated outdoor storage unit.

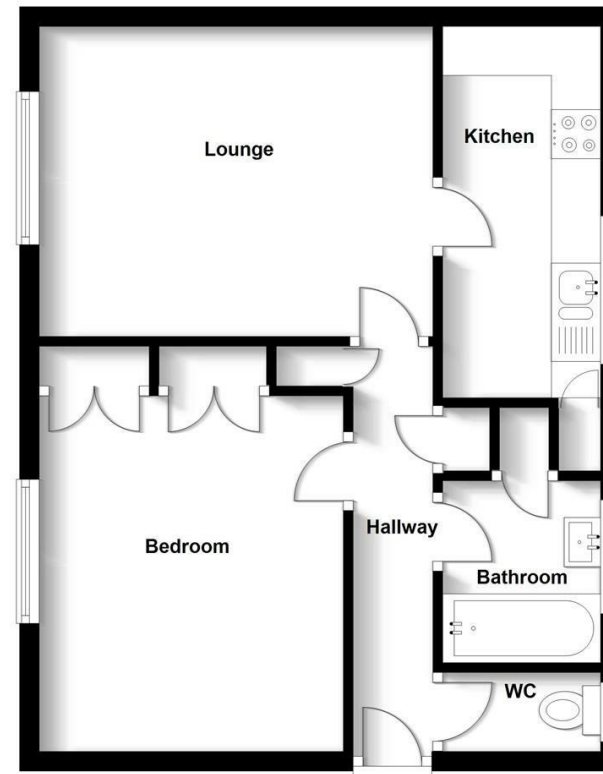
- ENTRANCE HALLWAY - 13'6 x 2'8
- WC - 2'7 x 5'3
- BATHROOM - 6'0 x 5'2
- BEDROOM - 10'2 x 11'11
- LOUNGE - 10'8 x 14'2
- KITCHEN - 12'8 x 5'5

LEASE INFORMATION

There is approximately 89 years remaining on the lease.
The Service charge is £217.70 per quarter inclusive of the ground rent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	68	75
(55-68) D		

Ground Floor
Approx. 42.2 sq. metres (454.0 sq. feet)



Total area: approx. 42.2 sq. metres (454.0 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.