



Mendip Way
Stevenage | SG1 6GY

AGENT HYBRID

£235,000



Agent Hybrid is pleased to present this spacious two-bedroom, first-floor flat to the market, offered CHAIN FREE and ideally located in the heart of Great Ashby, just a short walk from local shops, fields, and woodland.

Upon entering, you're welcomed by a generous entrance hallway with fitted carpet and access to all rooms. The kitchen is well-equipped with a variety of base and eye-level cabinets and drawers, along with an integrated washing machine, cooker, and space for a tall fridge freezer. The lounge offers ample dining space and is highlighted by a large bay window that bathes the room in natural light. Both bedrooms are spacious doubles, with the master featuring built-in wardrobes. The bathroom is complete with a WC, vanity sink unit, and a bath with a shower overhead.

An allocated parking space at the rear is included, and viewings are highly recommended!

- Entrance Hallway
- Kitchen - 8'8 x 9'7
- Lounge - 19'5 into bay x 10'2
- Bedroom 1 - 11'5 x 9'5
- Bedroom 2 - 10'6 x 9'7
- Bathroom - 6'5 x 6'2

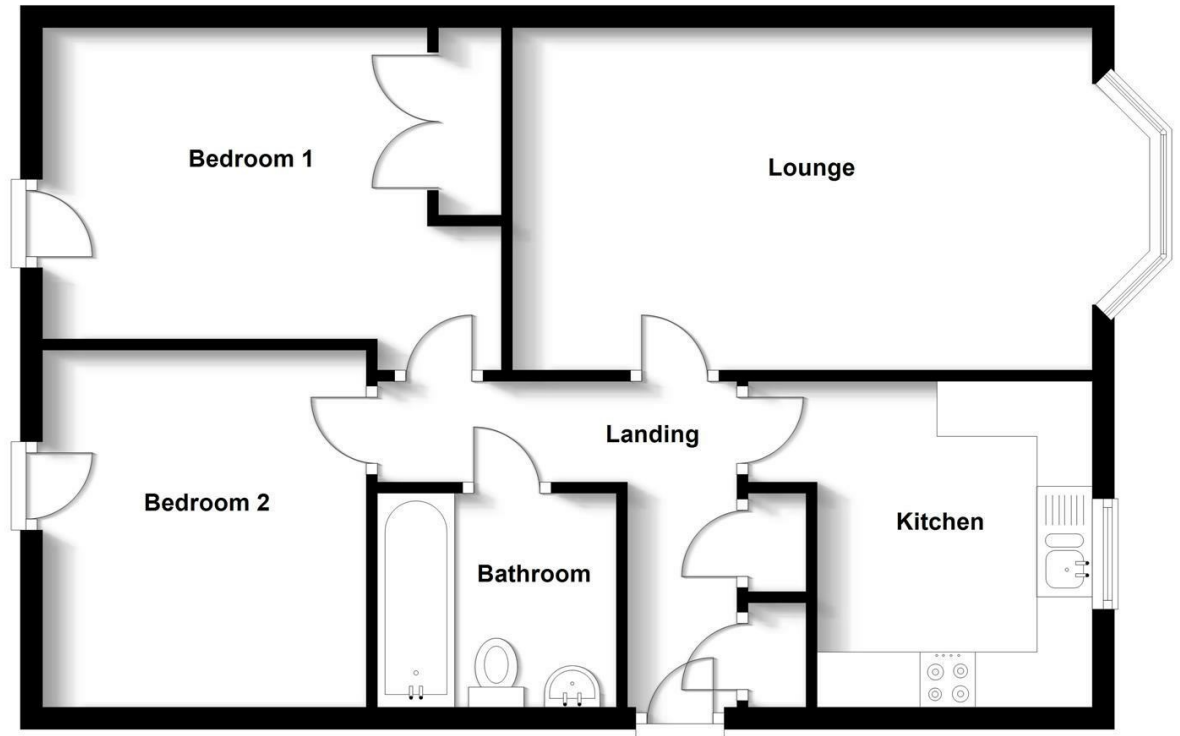
LEASE INFORMATION

- 109 years remaining on the lease.
- The annual service charge is approximately £1,340.
- The annual ground rent is £100.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		

First Floor

Approx. 58.8 sq. metres (632.7 sq. feet)



Total area: approx. 58.8 sq. metres (632.7 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.

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

AGENT HYBRID