



Grace Way
Stevenage | SG1 5AL

AGENT HYBRID

Guide Price £200,000



GUIDE PRICE £200,000 - £210,000 * Agent Hybrid is pleased to present this unique CHAIN FREE flat, with its own entrance from outside, living space which is spread across two levels and its own private garden. Set within a sought after location within walking distance to the historic Stevenage old town High Street.

Upon entry through your own private entrance, you are welcomed into the spacious downstairs living room which has stairs which rise to the first floor and a patio door out to the private garden.

Upstairs you open onto a spacious landing with doors into the large dual aspect main bedroom, large second bedroom with built in storage, fitted kitchen with a range of base and eye level cupboards and space for appliances and a family bathroom.

Outside, you have a private garden and a communal garden with a shared clothes line area and outside storage. The parking is limited on the road on a first come first served basis.

Lounge - 14'6 max x 13'4 max

Landing - 7'4 x 2'6

Bedroom 1 - 16'0 x 10'0

Bedroom 2 - 7'0 x 15'1

Kitchen - 11'8 x 8'7

Bathroom - 7'2 x 5'6

LEASE INFORMATION

The property has a remaining lease of around 97 years.

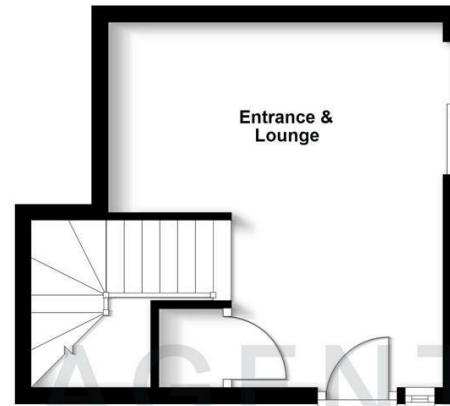
The service charge per quarter is £264.35 approx. (£1057.40pa approx.)

There is an annual ground rent of £10.

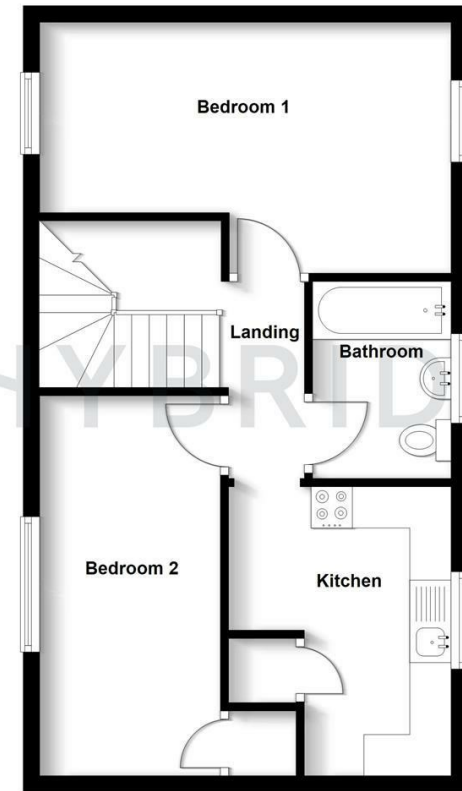
N.B.

The section 20 works are complete and being paid for by the current seller.

Ground Floor
Approx. 19.9 sq. metres (213.7 sq. feet)



First Floor
Approx. 45.6 sq. metres (490.5 sq. feet)



Total area: approx. 65.4 sq. metres (704.1 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	59	

Agent Hybrid

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