Kilby Road, Stevenage

AGENT HYBRID

We are delighted to present this spacious two bedroom first floor flat, set within a highly desirable location on the outskirts of the Old Town and in walking distance to both the Historic High Street and mainline Stevenage train station, providing fast links into London.

As you enter, you are greeted into a long and spacious hallway which provides access into the bathroom, bedrooms and lounge. both bedrooms are spacious double rooms with built in sliding mirrored wardrobes and a en-suite shower room completes to master bedroom. The lounge has a large window offering plenty of natural light, ample space for a dining table and chairs and opens into the kitchen.

The property comes complete with an allocated parking space and ample bays for visitor parking.

Hallway - 4'2 x 19'9
Lounge - 17'0 x 11'9
Kitchen - 10'4 x 8'4
Bedroom 1 - 14'0 x 9'2
Bedroom 2 - 9'1 x 9'6
Bathroom - 6'8 x 7'3

LEASE INFORMATION

There are around 106 years remaining on the lease.
The monthly service charge is approximately £97.50.
The annual ground rent TBC.

- TWO BEDROOM FIRST FLOOR FLAT
- SOUGHT AFTER LOCATION ON THE OUTSKIRTS OF THE OLD TOWN
- WALKING DISTANCE TO MAIN LINE TRAIN STATION OFFERING FAST LINKS INTO LONDON
- PHONE ENTRY SYSTEM
- LONG SPACIOUS ENTRANCE HALLWAY
- LOUNGE OPENING INTO THE KITCHEN
- TWO DOUBLE BEDROOMS
- EN-SUITE TO MAIN BEDROOM AND FITTED WARDROBES TO BOTH
- FAMILY BATHROOM
- ALLOCATED PARKING SPACE WITH VISITOR SPACES

Kilby Road | Stevenage | SG1 2LT

Price £220,000

First Floor

Approx. 66.8 sq. metres (719.0 sq. feet)

Total area: approx. 66.8 sq. metres (719.0 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. Rome sizes should not be relied upon for furnishing purposed 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		
(55-68) D		
(39-54) E		

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