



Skyline House, Swingate  
Stevenage | SG1 1AP

AGENT HYBRID

Offers Over £180,000



We welcome to the market, a turnkey ready and very well presented, One Bedroom Flat located on the third floor, within a complex of similar style flats in the heart of Stevenage Town Centre. An ideal first time or investment purchase, the property is within a stones throw of the mainline train station, providing fast links to London Kings X and St Pancras Stations and benefits from a concierge service. The flat is accessed by video phone entry into a well maintained communal entrance, whereby lift access takes you to your desired floor. Accommodation briefly comprises of a square Entrance Hallway, with doors to a convenient storage cupboard, a Double Bedroom, a Modern Bathroom and spacious L shaped Lounge, Dining and Kitchen. Viewing comes highly recommended to fully appreciate.

### DIMENSIONS

- Entrance Hallway 8'1 x 6'4
- Lounge/Dining/Kitchen Area 21'3 x 15'6 (max to max)
- Bedroom 12'0 x 9'9 (max to max)
- Bathroom 6'5 x 6'3

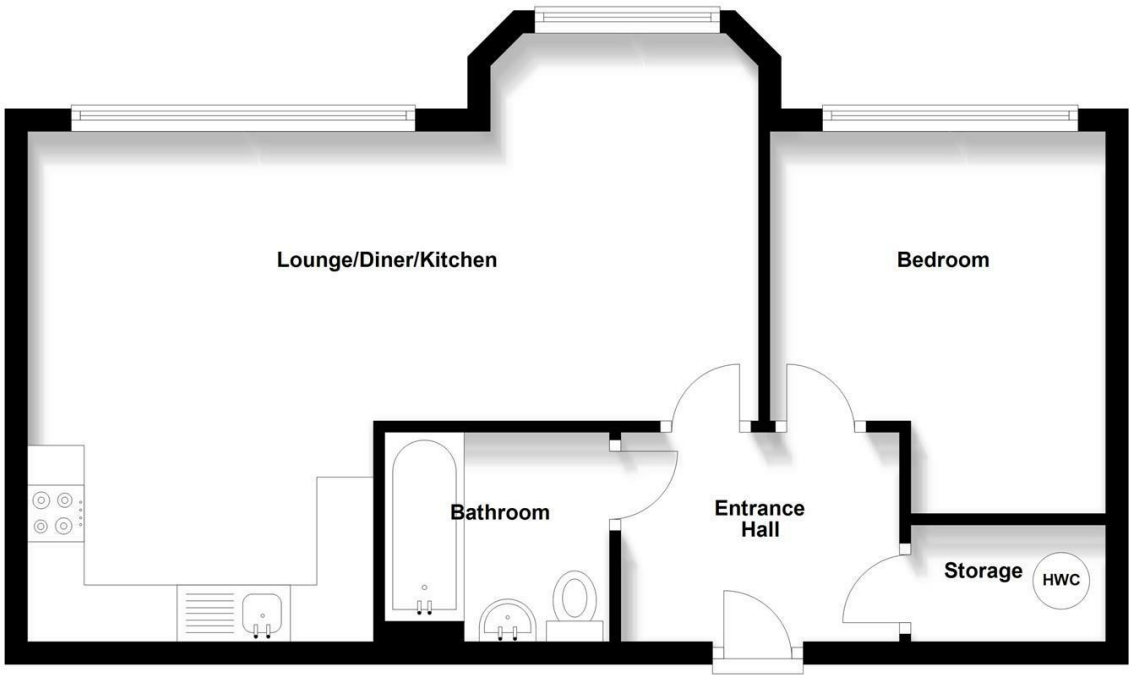
### N.B.

- Approx. 115 years remaining on the lease.
- Approx. £340.00 pa Ground Rent.
- Approx. £1800.00 pa Service Charge
- Concierge Service Mon-Fri 0900am - 1700pm.

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>64</b> | <b>64</b> |

## Third Floor

Approx. 44.8 sq. metres (482.3 sq. feet)



Total area: approx. 44.8 sq. metres (482.3 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. Room 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.

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