



Prestatyn Close
Stevenage | SG1 2AR

AGENT HYBRID

Guide Price £240,000 - £250,000



GUIDE PRICE £240,000 - £250,000 * We are delighted to present to the market this much-improved and move-in-ready two-bedroom ground floor flat, ideally located within walking distance of the Historic Old Town High Street and Stevenage Mainline Train Station, offering fast links to Kings Cross and St Pancras. Occupying arguably one of the largest footprints within the development, the building features well-maintained communal lobbies, all accessed via a secure phone entry system. The accommodation comprises an entrance hallway with doors leading to a modern, re-fitted and fully tiled bathroom, and Bedroom Two, a generous double with extensive sliding mirrored wardrobes. Bedroom One is accessed via an additional area of mirrored wardrobes and an archway. A standout feature of the property is the spacious triple-aspect lounge/diner, complete with a large bay window offering ample natural light and space for a dining table or snuggle chair. Off the lounge, you will find a re-fitted kitchen with contemporary white gloss units, granite-effect worktops, and integrated appliances. Further upgrades include a replacement Megafluo water cylinder, partial rewire, and new electric radiators throughout. Externally, the property benefits from ample off-street parking and communal bin stores. Viewing is highly recommended.

DIMENSIONS

- Entrance Hall 8'4 x 6'5
- Lounge/Diner 17'3 x 12'1 (excl bay)
- Kitchen 8'3 x 7'5
- Bedroom 1: 12'5 x 10'3 (excl robes)
- Bedroom 2: 11'3 x 9'11 (inc robes)
- Bathroom 7'5 x 5'4

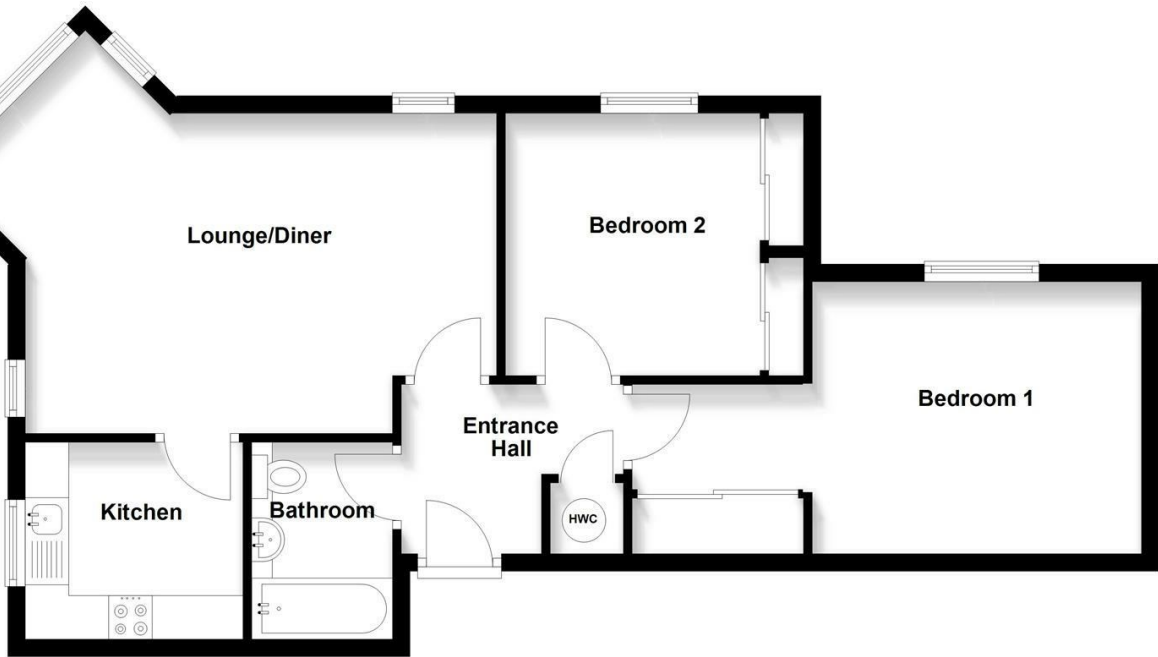
N.B.

- 117 approx years remaining on the lease.
- £65.00 pcm approx service charge.
- £200.00 per annum approx ground rent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	

Ground Floor

Approx. 63.2 sq. metres (680.3 sq. feet)



Total area: approx. 63.2 sq. metres (680.3 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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