





### Property Description

We are pleased to present a spacious one double bedroom first floor flat, located in a highly popular residential area, and available with no onward chain

The main communal entrance has a secure entry phone system, with stairs rising to first floor landing, and front door to entrance hall. The hallway provides access to the study/store room, bathroom, kitchen, bedroom & living room. The spacious living room is light & airy with a Double glazed window. There is a modern fitted kitchen with range of floor & wall units, and work tops over. The spacious double bedroom, has ample space for wardrobes, and a Double glazed window.

There is a family bathroom, comprising low level WC, wash hand basin & panel bath. Outside there are neat communal gardens & parking

### Communal Entrance

### Stairs To First Floor Landing

### Front Door To

### Entrance Hall

### Study/store Room

5' 8" x 5' 6" ( 1.73m x 1.68m )

### Lounge

11' 6" x 13' 4" ( 3.51m x 4.06m )

### Kitchen

9' 7" x 7' 8" ( 2.92m x 2.34m )

### Double Bedroom

12' 4" x 13' 4" ( 3.76m x 4.06m )

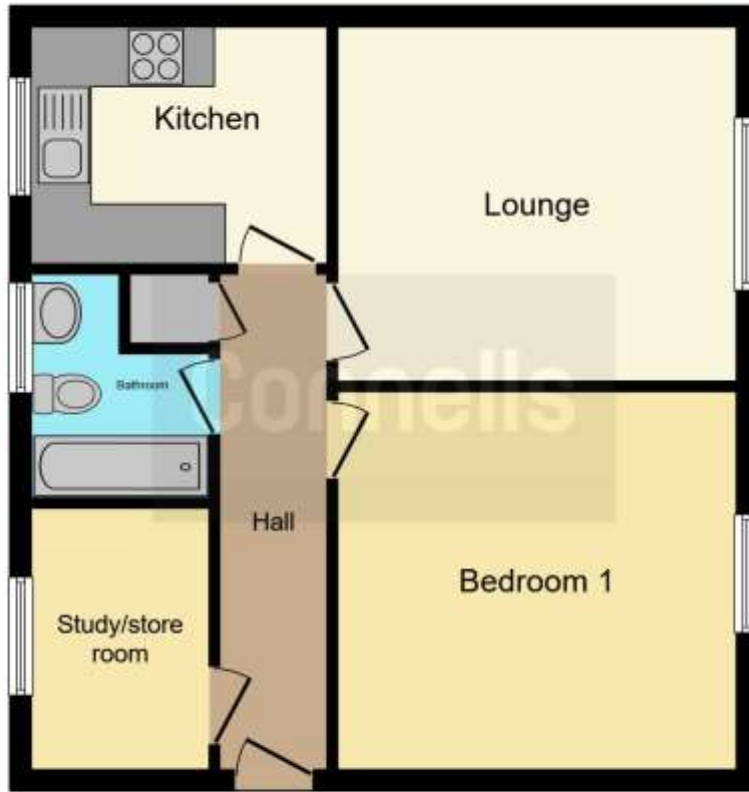
### Family Bathroom



Outside

Communal Gardens & Parking





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/STV310470](http://connells.co.uk/Property/STV310470)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: STV310470 - 0008