



Swingate
Stevenage | SG1 1AS

AGENT HYBRID

£190,000



We welcome to the market, a CHAIN FREE, Two Bedroom Ground Floor Flat located in a prime town centre location and within a stones throw of Stevenage Mainline Train Station, providing fast links to London Kings Cross 7 St Pancras Stations. Accommodation briefly comprises of. An Entrance Hallway, with doors leading to a spacious storage cupboard, Bedroom One, Bedroom Two, with French doors leading out to the terrace, a fully tiled Bathroom and a spacious L shaped Lounge/Dining and Kitchen area. The property benefits from an outdoor terraced area. Viewing comes recommended.

N.B.

Approx. 115 years remaining on the lease.

£1473 approx. serv charge pa.

£250 approx. ground rent pa.

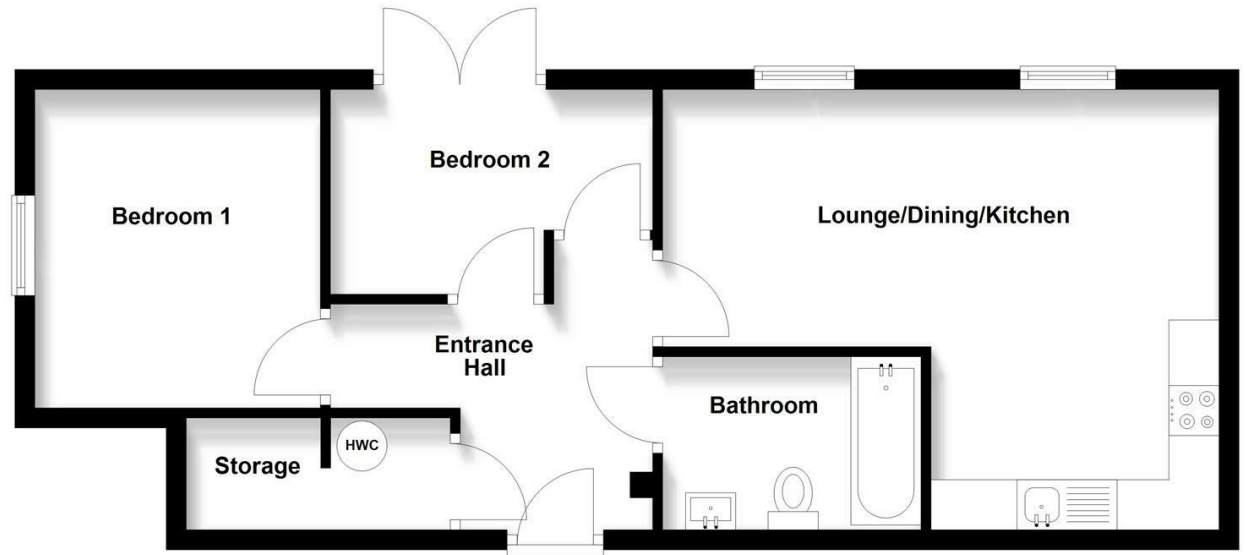
DIMENSIONS

- Entrance Hallway
- Lounge/Kitchen/Dining Area 18'8 x 14'6 (max to max)
- Bedroom 1: 10'3 x 9'4
- Bedroom 2: 10'3 x 6'8
- Bathroom 8'6 x 5'8
- Storage 8'8 x 3'8

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
	54 54

Ground Floor

Approx. 50.2 sq. metres (540.0 sq. feet)



Total area: approx. 50.2 sq. metres (540.0 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. Room 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.

Agent Hybrid

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