



Bradman Way
Stevenage | SG1 5RE

AGENT HYBRID

Guide Price £140,000



GUIDE PRICE £140,000 - £150,000 * Agent Hybrid welcomes to the market, a CHAIN FREE, well presented, ground floor Studio Flat, conveniently placed near to local amenities. An Ideal First Time or Investment Purchase, there is a tenant in situ, currently paying £1000 pcm. The property comes with a long lease of approx. 159 years. Accommodation briefly comprises of, An Entrance Hallway, with doors leading to the Bathroom and a spacious, open plan Living and Bedroom area. Further doors open to an airing cupboard, wardrobe and the Kitchen. Externally, the property benefits from an allocated parking space.

DIMENSIONS

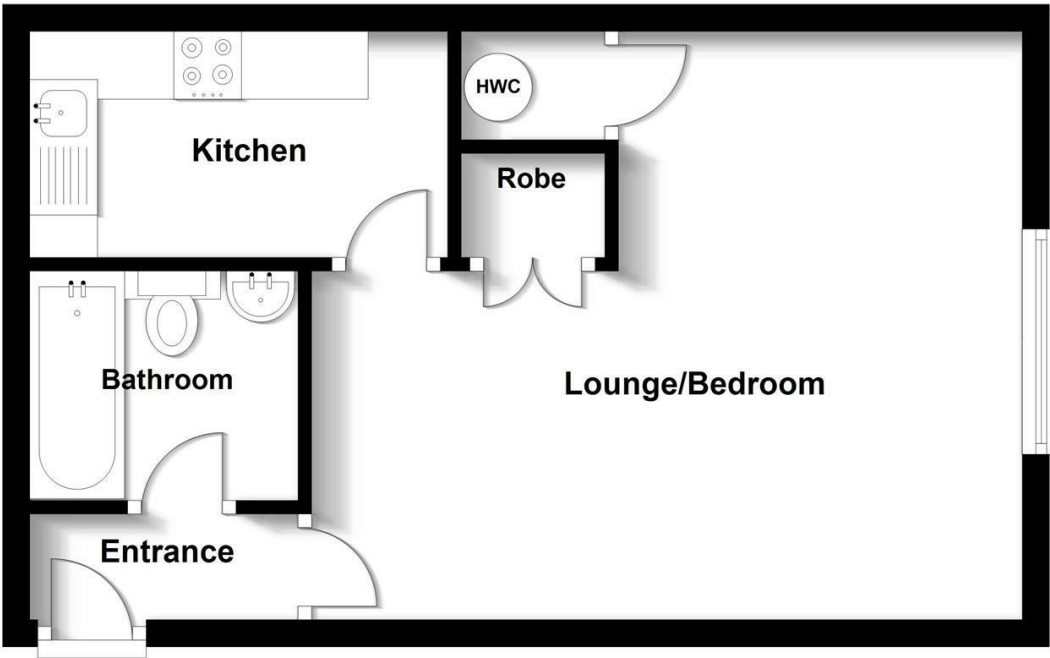
- Entrance Hallway
- Lounge/Bedroom 17'2 x 14'11
- Kitchen 10'1 x 5'6
- Bathroom 6'6 x 5'7

N.B.

159 years remaining on the lease approx.
Service Charge approx £95.00 pcm inc ground rent.

Ground Floor

Approx. 31.8 sq. metres (342.1 sq. feet)



Total area: approx. 31.8 sq. metres (342.1 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		

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