



Kilby Road
Stevenage | SG1 2LU

AGENT HYBRID

35% Shared Ownership £75,250



We are delighted to present to the market this 35% SHARED OWNERSHIP, CHAIN FREE, well-presented two-bedroom fourth-floor apartment, ideally situated in a highly sought-after location, just a short walk from Stevenage Mainline Railway Station, offering fast and frequent services to London Kings Cross and St Pancras International. The property is also conveniently positioned within a stone's throw of the Historic Old Town High Street, renowned for its array of independent shops, restaurants, cafés, and public houses. Access to the development is provided via a secure video entry system, leading into a well-maintained communal entrance lobby, complete with individual post boxes. Both lift and stair access serve all floors, with the apartment located on the fourth floor. The accommodation comprises a bright and spacious dual-aspect lounge/diner, flooded with natural light and enjoying far-reaching views across the surrounding area. The open-plan kitchen is thoughtfully designed to flow into the living space while maintaining a degree of separation through the use of attractive obscure glass block detailing. Further accommodation includes two well-proportioned bedrooms, a modern family bathroom, and an en-suite shower room serving the principal bedroom. Externally, the property benefits from an allocated parking space, providing valuable off-road parking in this central location. This apartment would make an excellent first-time purchase, commuter home, or investment opportunity. The property is also available to purchase at the full market value of £215,000. Viewing is highly recommended.

DIMENSIONS

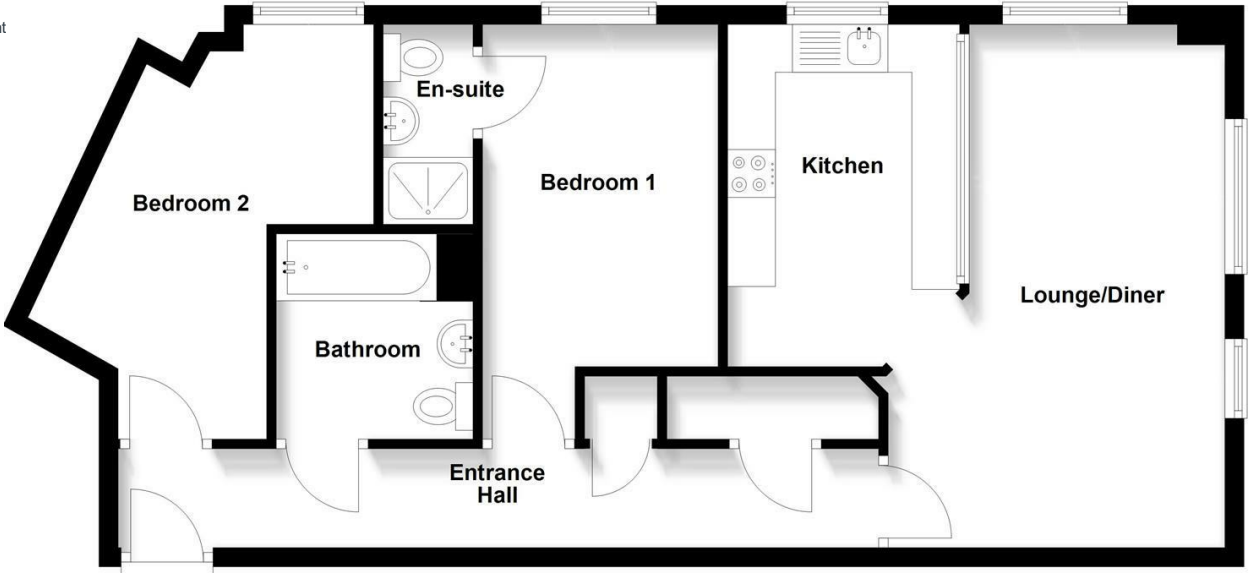
- Entrance Hallway
- Lounge/Diner 17'9 x 11'7 (max to max)
- Kitchen Area 13'1 x 8'0
- Bedroom 1: 14'0 x 8'1
- En-Suite 6'9 x 3'1
- Bedroom 2: 13'2 x 10'0 (max to max)
- Bathroom 7'1 x 6'9

N.B.

- Lease length remaining approx. 104 years.
- Current Service charge approx. £232.01 pcm (includes water rates).
- Current rent portion payable approx. £602.52

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

Fourth Floor Approx. 64.0 sq. metres (688.9 sq. feet)



Total area: approx. 64.0 sq. metres (688.9 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.

Agent Hybrid
57 High Street, Stevenage, Hertfordshire, SG1 3AQ
Tel: 01438 870673 - enquiries@agenthybrid.co.uk
www.agenthybrid.co.uk

AGENT HYBRID