



Wornham Avenue
Stevenage | SG1 3UG

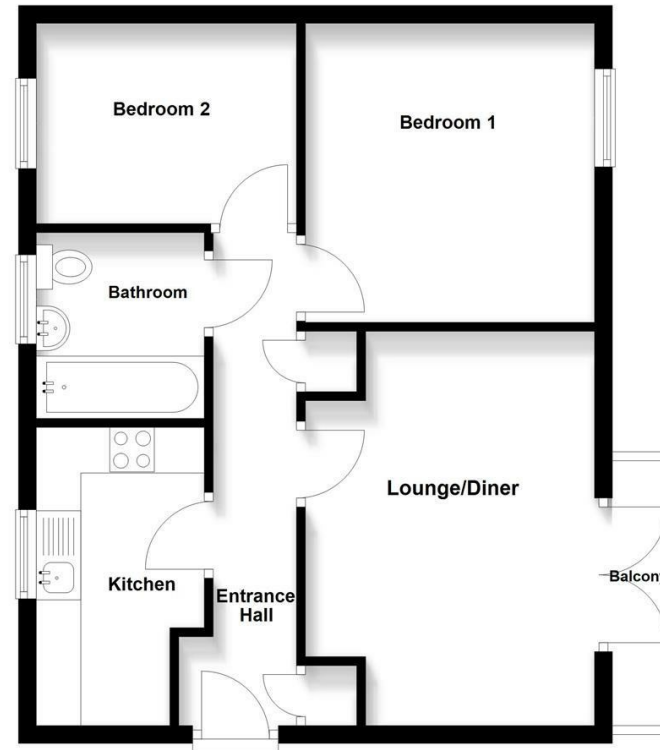
AGENT HYBRID

£154,350



Second Floor

Approx. 49.4 sq. metres (532.2 sq. feet)
(excluding Balcony)



Total area: approx. 49.4 sq. metres (532.2 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.

Located in the sought-after Wornham Avenue, this well-presented two-bedroom flat offers spacious, light-filled accommodation in a convenient location, making it an ideal purchase for first-time buyers, professionals, investors or those looking to downsize.

The property features two generously sized double bedrooms and a bright, welcoming living area, enhanced by a balcony that allows natural light to flood into the space and creates an airy feel. Well maintained throughout, the flat offers a practical layout and neutral presentation, providing comfortable living with scope to make the space your own.

The location is particularly appealing for commuters, with Stevenage train station within easy reach and offering direct links into London and beyond. Stevenage town centre and the historic Old Town are also nearby, providing a variety of shops, restaurants, cafés and leisure facilities.

Combining two double bedrooms, a bright living space and a convenient location, this property represents an excellent opportunity for buyers seeking a well-positioned home in Stevenage.

Dimensions

Lounge: 15'2 x 11'2

Kitchen: 11'4 x 7'2

Bedroom 1: 11'2 x 11'1

Bedroom 2: 10'3 x 7'6

Bathroom: 7' x 7'

Entrance Hall: 18'1 x 3'

N.B.

Full market value (100%) £245,000

63% shared ownership share £154,350

Monthly rent on remaining 37% £181.26

Monthly service charge £124.92

Combined monthly rent and service charge £306.18

ALSO AVAILABLE FOR 100% OWNERSHIP

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

Agent Hybrid

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