



**Torquay Crescent, Stevenage, SG1 2RS**

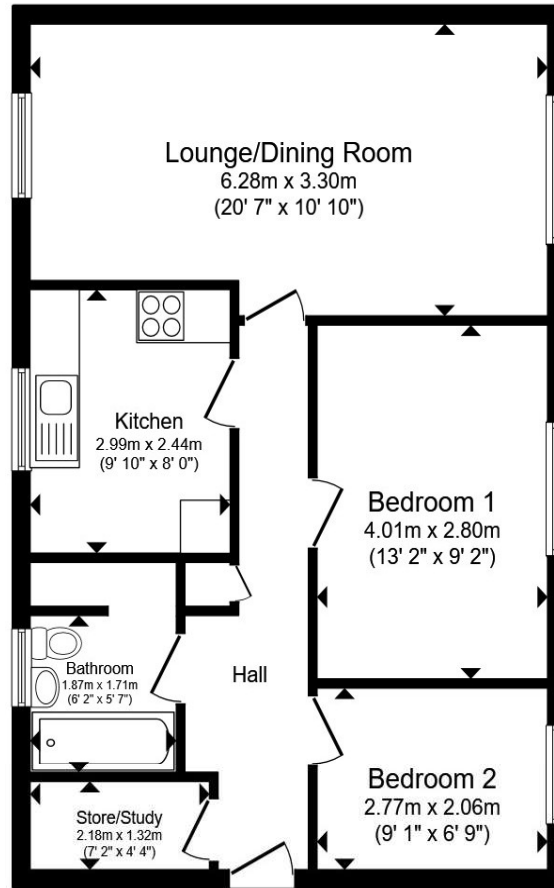
**welcome to**

**Torquay Crescent, Stevenage**

\*\*\*Viewing Available Mid-End June\*\*\*

Set within Torquay Crescent, this CHAIN FREE ground floor 2-bedroom flat boasts a prime location and is an ideal purchase for first time buyers and investors alike, with Stevenage Train Station & Lister Hospital a short distance away.





## Ground Floor

### Entrance Hall

### Lounge/ Dining Room

20' 7" x 10' 10" ( 6.27m x 3.30m )

### Kitchen

9' 10" x 8' ( 3.00m x 2.44m )

### Bedroom 1

13' 2" x 9' 2" ( 4.01m x 2.79m )

### Bedroom 2

9' 1" x 6' 9" ( 2.77m x 2.06m )

### Bathroom

6' 2" x 5' 7" ( 1.88m x 1.70m )

### Store/ Study

7' 2" x 4' 4" ( 2.18m x 1.32m )

Total floor area 60.1 m<sup>2</sup> (647 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Torquay Crescent, Stevenage

- CHAIN FREE
- Fully Furnished Ground floor apartment
- Fully Refurbished Bathroom
- New boiler to be installed
- Seconds from bus stop, 1-minute from park
- 3-minute-walk from nursery and junior school
- Ideal first time purchase or investment buy
- Communal yard to rear

Tenure: Leasehold EPC Rating: C - Council Tax Band: B - Service Charge: £700.00 - Ground Rent: £10.00

This is a Leasehold property with details as follows; Term of Lease 109 years from 29 Oct 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £225,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SVG103988](http://williamhbrown.co.uk/Property/SVG103988)



Property Ref:  
SVG103988 - 0003

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