



Bedwell Crescent
Stevenage | SG1 1WZ

AGENT HYBRID

Guide Price £200,000



GUIDE PRICE £200,000 - £215,000 * Agent Hybrid welcomes to the market a CHAIN FREE and well presented, Two Bedroom Second Floor Flat located in a prime location, within walking distance to Stevenage Town Centre and Mainline Train Station. The flat is accessed via an intercom and communal stairs access leads to the second floor from the entrance lobby. Accommodation briefly comprises of: An Entrance Hallway, with doors leading to Two Good Sized Bedrooms, the Bathroom, a galley style Kitchen and a Lounge/Diner, featuring Juliet style balcony doors. Externally, the property benefits from an Allocated Parking Space and has an array of day to day amenities on the doorstep.

DIMENSIONS

Entrance Hallway 16'5 x 6'3
 Bedroom 1: 11'11 x 9'8
 Bedroom 2: 11'11 x 6'3
 Bathroom 6'5 x 6'1
 Kitchen 14'9 x 6'5
 Lounge/Diner 15'6 x 11'3

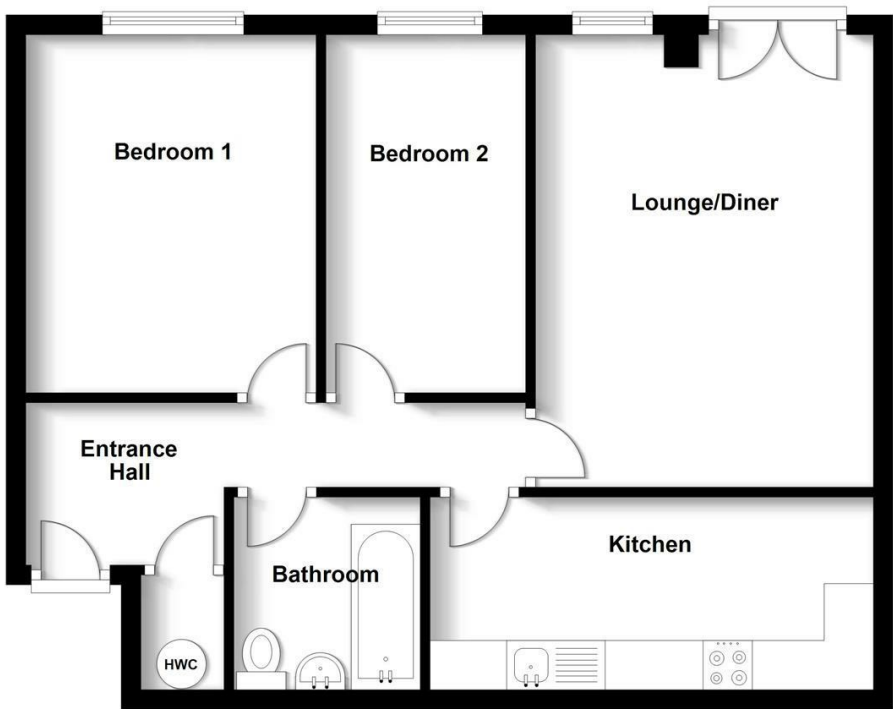
N.B.

166 years remaining on the lease
 £50.00 per annum ground rent.
 Service Charge £1,626 per annum
 Section 20 works being paid for by current owner.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
		82

Third Floor

Approx. 55.8 sq. metres (600.2 sq. feet)



Total area: approx. 55.8 sq. metres (600.2 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 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