



Swingate
Stevenage | SG1 1AS

AGENT HYBRID

Guide Price £155,000



This ground-floor flat in the popular Swingate area of Stevenage offers a comfortable and modern living space, well suited to individuals or couples. Recently refurbished, the property provides a clean and welcoming environment.

You enter into an open-plan reception room and kitchen, creating a bright and practical space ideal for everyday living and occasional entertaining. The flat includes one well-proportioned bedroom, offering a quiet place to unwind, along with a neatly designed bathroom for added convenience.

The property is offered chain-free, helping to make the buying process more straightforward. A key advantage is its highly convenient location, with the train station, shops, cafés and restaurants all within comfortable walking distance, as well as easy access to public transport and local entertainment options.

Overall, this flat combines modern touches with everyday practicality, making it a solid choice for first-time buyers or investors looking for a well-located, low-maintenance home.

Dimensions

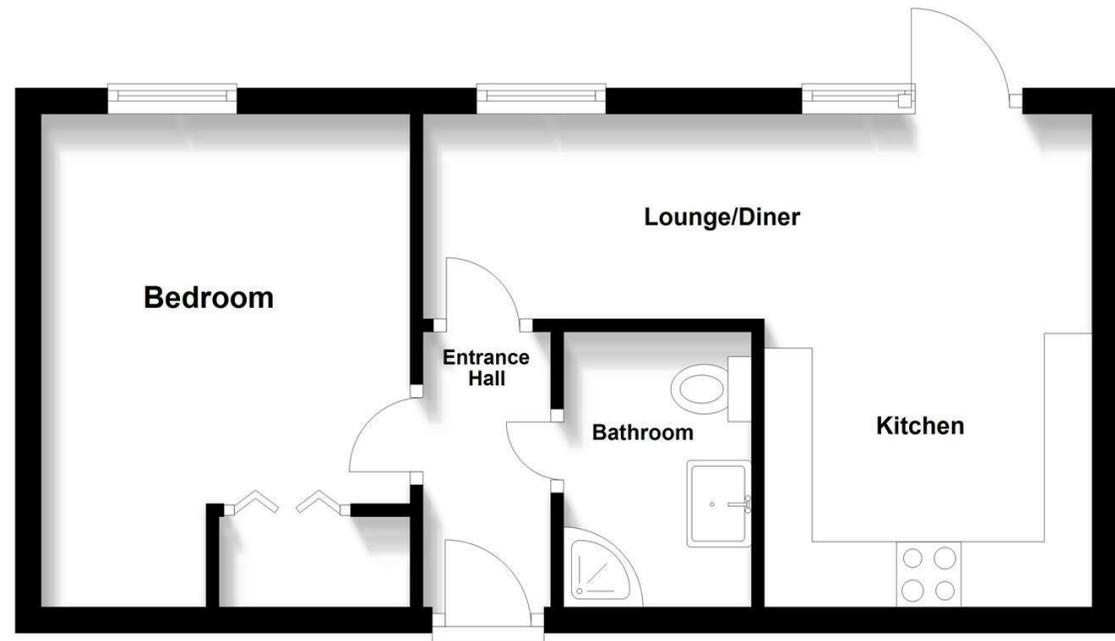
- Entrance Hall: 6'6 x 3'3
- Bedroom: 12'5 x 9'5
- Bathroom: 6'5 x 4'9
- Lounge/Diner: 17'9 x 5'3
- Kitchen: 8'4 x 7'5

N.B.

- Approx 116 years remaining on the lease.
- Approx £670 per year service charge.
- Ground rent: £250 PA

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(55-68) D			

Ground Floor
Approx. 31.4 sq. metres (338.1 sq. feet)



Total area: approx. 31.4 sq. metres (338.1 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 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.

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