



Webb Rise  
Stevenage | SG1 5QQ

AGENT HYBRID

**Guide Price £160,000**



This newly refurbished one-bedroom flat on Webb Rise in Stevenage offers well-balanced, modern living, making it a great option for first-time buyers and investors alike.

The property includes a bright and comfortable living room, ideal for both relaxing and entertaining. The bedroom is well-proportioned, providing a practical and comfortable space, while the bathroom is brand new with a clean, modern finish.

A key feature is the newly fitted kitchen, designed to be both stylish and functional, offering a great space for everyday use.

Having undergone recent refurbishment, the flat is ready to move straight into and provides a fresh, low-maintenance home with scope to personalise.

Conveniently located, the property is within easy reach of local amenities and transport links, making it a practical choice for both homeowners and tenants.

**Dimensions**

- Lounge/Diner: 14'1 x 11'1
- Kitchen: 11'1 x 6'0
- Bedroom: 11'1 x 10'1
- Bathroom: 7'8 x 5'6
- Entrance Hall: 9'1 x 4'8

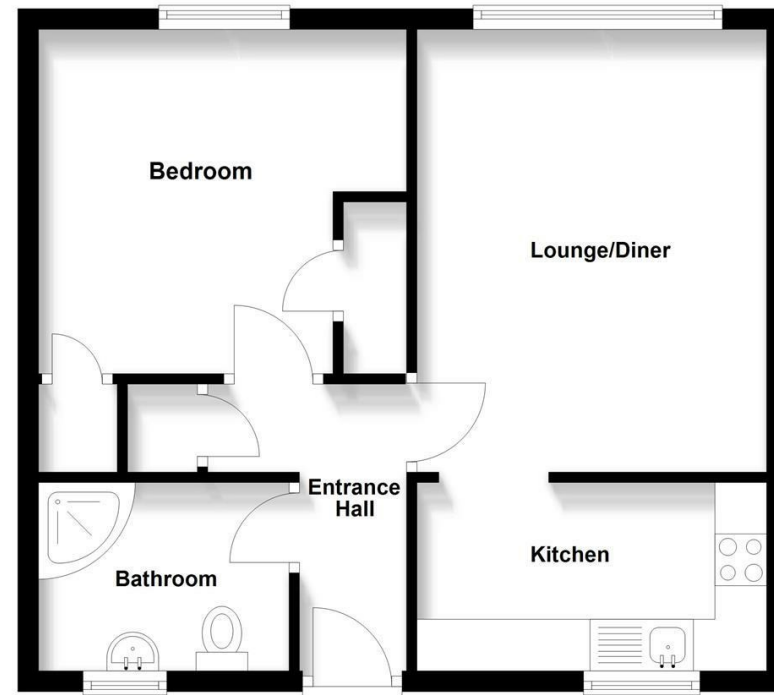
**N.B**

- Service Charge: £924 PA, Paid £231 Quarterly
- Ground Rent: £10 PA
- Lease length: 88 years remaining

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

**Ground Floor**

Approx. 43.8 sq. metres (471.5 sq. feet)



Total area: approx. 43.8 sq. metres (471.5 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.

**Agent Hybrid**

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