



Monument Court, Woolners Way  
Stevenage | SG1 3BT

AGENT HYBRID

Offers Over £220,000



We are delighted to present to the market a beautifully maintained and turnkey ready Two Bedroom Fifth Floor Apartment, ideally located within walking distance of Stevenage Town Centre and the Mainline Train Station, offering fast links into London Kings Cross and St Pancras. Access is provided via a secure phone entry system, with both a communal lift and stairwell servicing the building. On entering the apartment, you are welcomed by a spacious hallway, with doors leading to a Modern Bathroom, stylishly fitted with a white suite, polished tiled flooring, a large inset mirror to enhance the sense of space, and a power shower over the bath. The property offers Two Double Bedrooms, with the principal room featuring fitted wardrobes, Juliet balcony doors, and a private En-Suite Shower Room finished in the same contemporary design as the main bathroom. A generous open plan Lounge, Dining and Kitchen area forms the heart of the home. From here, a sliding door opens to a glazed balcony, creating additional outdoor space and offering distant views. The kitchen itself is fitted with sleek white gloss units, complemented by marble effect countertops, metro tiled splashbacks, and integrated appliances including a washing machine and fridge/freezer. Externally, the apartment further benefits from a secure, allocated basement parking space. An ideal purchase for first time buyers or investors alike, early viewing is highly recommended.

### DIMENSIONS

- Entrance Hallway
- Bathroom 6'9 x 6'3
- Bedroom 1: 13'2 x 11'5 (max to max)
- En-Suite 6'7 x 4'8
- Bedroom 2: 12'6 x 8'1 (max to max)
- Lounge/Diner/Kitchen Area 23'6 x 10'4 (max to max)
- Balcony

### N.B.

- 107 years approx. remaining on the lease.
- Annual service charge approx £2100.00
- Annual ground rent approx. £390.00

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(55-68) D			

**Fifth Floor**  
Approx. 57.1 sq. metres (614.9 sq. feet)



Total area: approx. 57.1 sq. metres (614.9 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

57 High Street, Stevenage, Hertfordshire, SG1 3AQ  
Tel: 01438 870673 - enquiries@agenthybrid.co.uk  
www.agenthybrid.co.uk

AGENT HYBRID