



Ridgeway
Stevenage | SG1 1PS

AGENT HYBRID

Guide Price £210,000 - £220,000



GUIDE PRICE £210,000 - £220,000 * We are delighted to present to the market this stunning one-bedroom ground floor maisonette, situated within a popular residential location and having been recently refurbished to an impressive standard throughout. Offering stylish, low-maintenance accommodation, the property also benefits from a share of the freehold, no ground rent or service charges, gas radiator heating and double glazing. The accommodation begins with an entrance porch, opening into a bright and well-proportioned lounge/dining room, providing ample space for both relaxing and dining. From here, a door leads to the generous double bedroom, while an inner hallway provides access to the kitchen and bathroom. The spacious double bedroom is beautifully presented with wood-effect flooring, a contemporary vertical radiator and a double-glazed window providing plenty of natural light. The modern re-fitted kitchen features a stylish range of wall and base units complemented by work surfaces and tiled splashbacks. Further benefits include an integrated oven and hob with extractor hood above, sink and drainer with mixer tap, and space for additional appliances. A door leads from the kitchen into a useful covered lean-to, which extends across the rear of the property and provides valuable additional space with direct access to the garden. The contemporary re-fitted bathroom is finished with attractive panelled walls and comprises a modern three-piece suite, including a bath with shower over, wash hand basin and WC, complemented by a heated towel rail and extractor fan. Externally, the property enjoys its own private and enclosed rear garden designed with ease of maintenance in mind and predominantly laid with artificial lawn. A brick-built barbecue area provides an ideal setting for outdoor entertaining during the warmer months. Combining a high standard of presentation with its own private garden and the considerable benefit of no ground rent or service charges, this superb maisonette would make an excellent first-time purchase, investment or alternative to a conventional apartment. Viewing comes highly recommended to fully appreciate the quality and value on offer.

DIMENSIONS

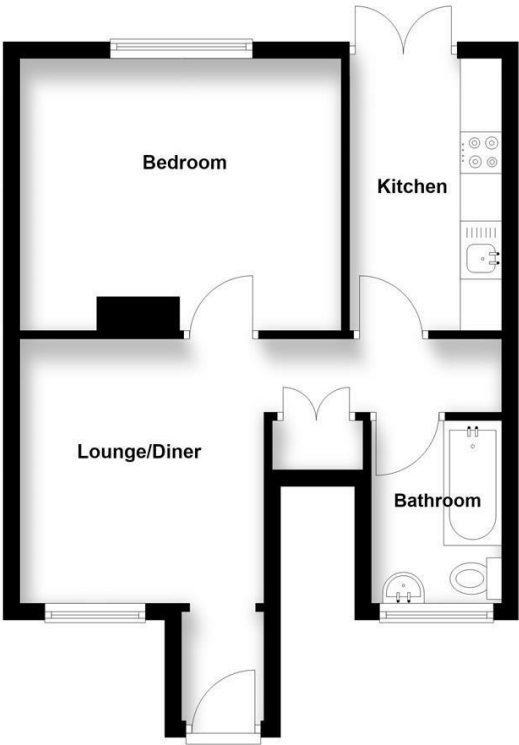
- Porch
- Lounge/Diner 10'6 x 9'8
- Bedroom 12'9 x 10'9
- Kitchen 10'8 x 6'1
- Bathroom 7'3 x 5'7

N.B.

****LEASEHOLD WITH SHARE OF FREEHOLD – APPROX. 107 YEARS REMAINING**** The property is held on a lease with approximately 107 years remaining and is sold with a share of the freehold. The freehold of the building is jointly owned between the two maisonettes, meaning each property owner holds their individual lease while also sharing ownership of the freehold.

Ground Floor

Approx. 37.5 sq. metres (404.1 sq. feet)



Total area: approx. 37.5 sq. metres (404.1 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 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

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AGENT HYBRID

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
	63	