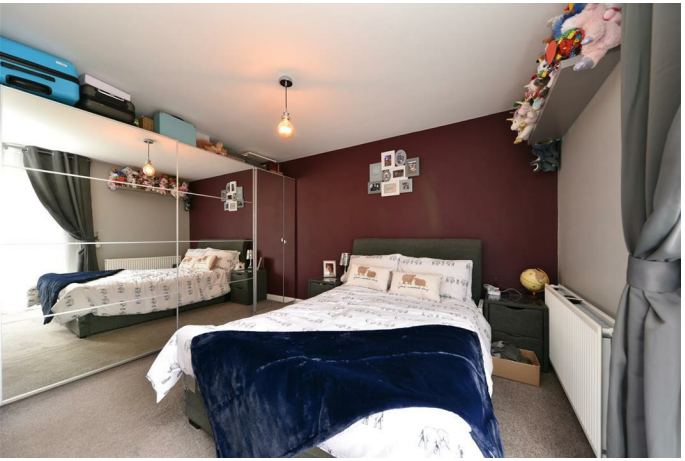
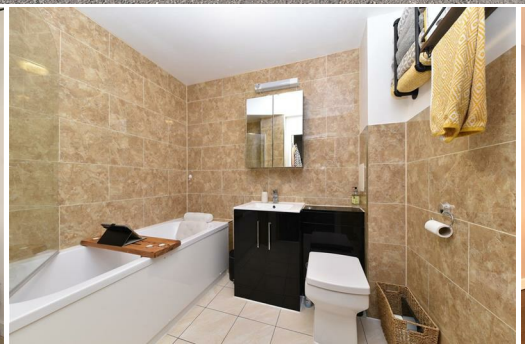




Brickdale House, Swingate
Stevenage | SG1 1AS

AGENT HYBRID

Guide Price £180,000

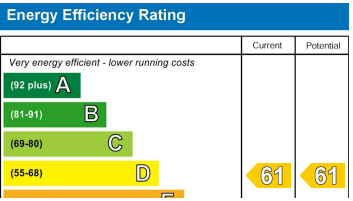
We welcome to the market this two bedroom ground floor flat, set within the heart of the town centre with Tesco superstore on your doorstep and is only 0.2 mile walk to the Stevenage mainline train station, which offers fast links into London Kings Cross. Upon entry into the property you are welcomed by a spacious entrance hallway which has doors into, a large storage cupboard, a modern bathroom, a large master bedroom which comes complete with mirrored wardrobes and a door out to the private garden area, a second bedroom currently used as a spare bedroom/study and a large open plan lounge and kitchen area, with built in fridge with freezer compartment, dishwasher and cooker and ample space for a dining room table and chairs. With a long lease remaining, viewing comes highly recommended!

DIMENSIONS

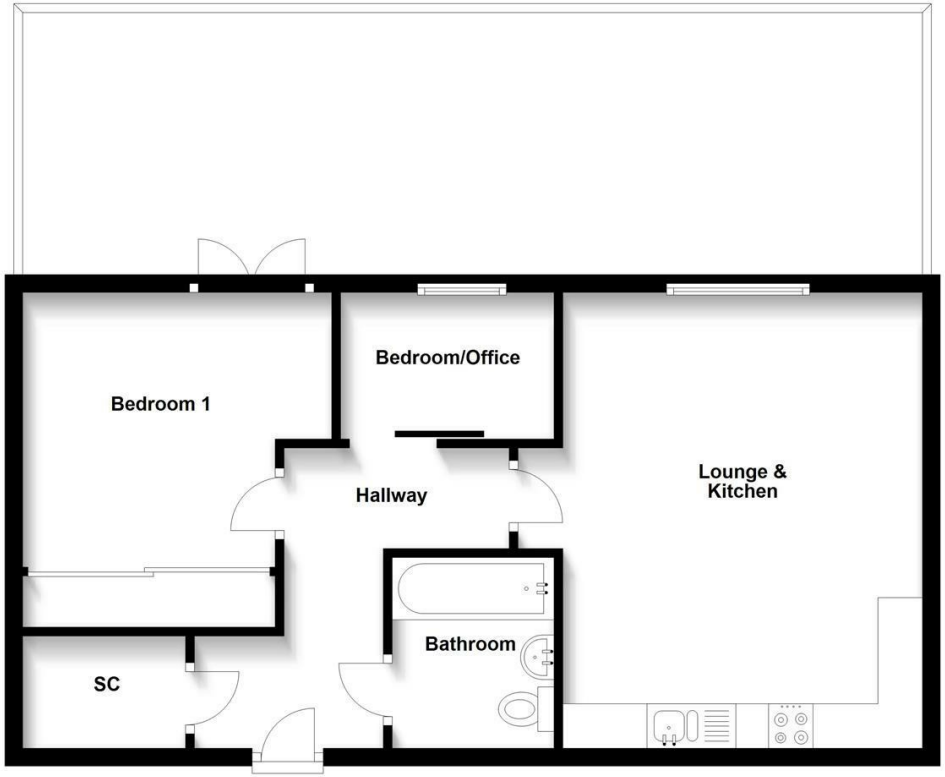
Hallway
Bathroom - 7'4 x 6'4
Bedroom 1 - 11'5 x 12'4
Bedroom 2/Study - 5'5 x 7'9
Open Plan Lounge & Kitchen - 14'9 max x 17'4
Private Enclosed Garden - 10'0 x 32'2

LEASE & IMPORTANT INFORMATION

The property has a remaining lease of around 114 years, an approximate annual service charge of £1,473.80 and annual ground rent of £250. EWS1 Form has been issued.



Ground Floor
Approx. 51.9 sq. metres (558.4 sq. feet)



Total area: approx. 51.9 sq. metres (558.4 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.

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