



Swingate
Stevenage | SG1 1AX

AGENT HYBRID

**Guide Price £170,000 -
£180,000**



Welcome to this charming one-bedroom flat located in the heart of Stevenage. This property is perfect for those seeking a modern living space in a vibrant town centre. The flat benefits from a modern design throughout, ensuring a stylish and comfortable environment for its residents.

One of the standout features of this property is its chain-free status, making the buying process straightforward and hassle-free. The flat is ideally situated just a very short walk from Stevenage train station, providing excellent transport links for commuters and easy access to nearby amenities.

Whether you are a first-time buyer, a professional seeking a convenient location, or an investor looking for a promising rental opportunity, this flat offers a fantastic chance to own a piece of modern living in a prime location. Don't miss out on the opportunity to make this delightful flat your new home.

DIMENSIONS

Lounge/Kitchen/Diner: 15'4 x 13'6

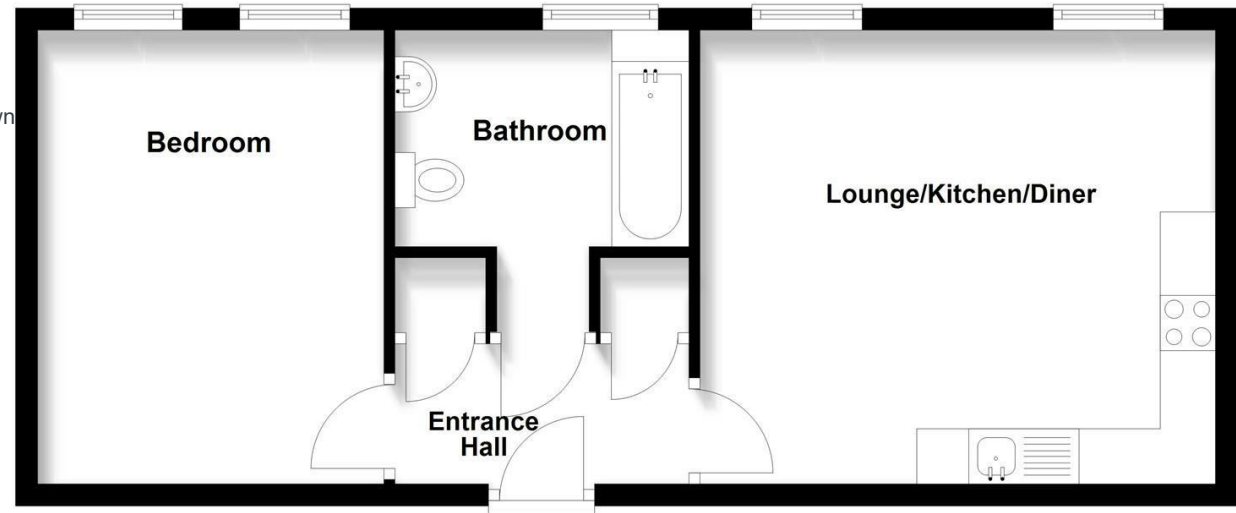
Bedroom: 13'6 x 10'4

Bathroom: 8'11 x 8'9

Entrance Hall: 8'9 x 4'2

Second Floor

Approx. 44.0 sq. metres (473.4 sq. feet)



Total area: approx. 44.0 sq. metres (473.4 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 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	70

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