



## Flat C Ground Floor Chilton House, Giles Crescent, Stevenage, SG1 4GX

AVAILABLE MID-FEBRUARY! Lanes are pleased to offer this modern flat located on Giles Crescent in the vibrant town of Stevenage. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a stylish living space.

As you enter the flat, you will be greeted by a generous lounge and kitchen area, designed with high ceilings that create an airy atmosphere. The floor-to-ceiling windows allow natural light to flood the space, enhancing the overall warmth and inviting feel of the home. The lounge features patio doors that open to a Juliette style balcony, providing a lovely spot to enjoy fresh air.

The kitchen is well-equipped with high-quality white goods, ensuring that you have everything you need for your culinary adventures. The flat boasts a good-sized double bedroom, which is both comfortable

£1,100 PCM



| Energy Efficiency Rating                                 |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(92 plus) | A                       |           |
| (81-91)  | B                       |           |
| (69-80)  | C                       |           |
| (55-68)  | D                       |           |
| (39-54)  | E                       |           |
| (21-38)  | F                       |           |
| (1-20)   | G                       |           |
| Not energy efficient - higher running costs              |                         |           |
| <b>England &amp; Wales</b>                               | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                               |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) | A                       |           |
| (81-91)  | B                       |           |
| (69-80)  | C                       |           |
| (55-68)  | D                       |           |
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