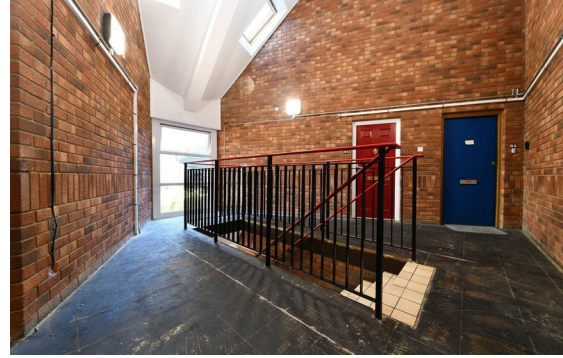


Round Mead  
Stevenage | SG2 9PQ

AGENT HYBRID

**Offers Over £135,000 -  
£150,000**



We are delighted to present to the market this CHAIN FREE and rare opportunity to acquire a move-in ready One Bedroom Duplex Flat, set within the ever-popular Poplars area of Stevenage. Ideally positioned just a stone's throw from a Sainsbury's supermarket and offering convenient access to the A602 for Ware and Hertford, this property makes an excellent choice for first-time buyers or investors alike. The flat is approached via a communal stairwell, shared with just three other similar homes. Inside, the accommodation comprises: an entrance hallway leading into a bright and airy Lounge/Diner, which in turn opens onto a modern fitted Kitchen featuring ample wall and base units, with space provided for both a washing machine and tall fridge/freezer (fridge/freezer included if required). Stairs from the hallway rise to the first floor, where you will find a generously sized Bedroom enhanced by a large Velux roof window, filling the space with natural light. The bedroom also benefits from two storage cupboards above the stairs, additional eaves storage via a dwarf door, and direct access to a spacious Bathroom. Externally, the property is set amongst well-kept communal grounds and enjoys the convenience of a large wraparound car park, offering plenty of spaces for both residents and visitors. Viewing is highly recommended to fully appreciate all that this charming duplex flat has to offer.

### DIMENSIONS

- Entrance Hall
- Lounge/Diner 14'8 x 10'8
- Kitchen 8'8 x 5'3
- Bedroom 11'1 x 10'8
- Bathroom 11'1 x 5'5

### N.B.

Approx. 88 years remaining on the lease.  
Approx. £1448.56 pa service charge and includes ground rent, buildings insurance, heating & hot water.

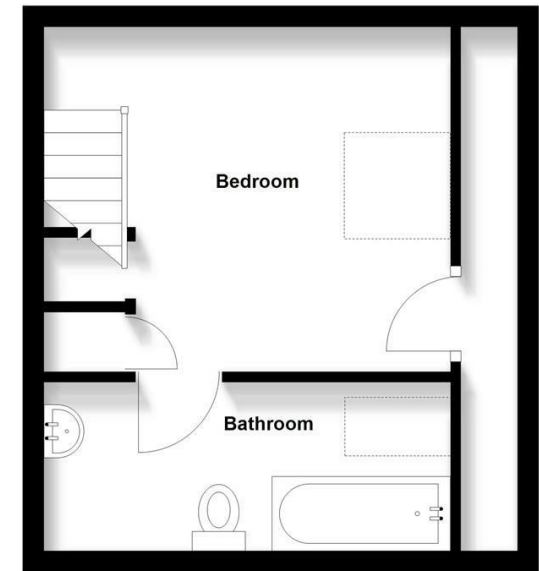
### Ground Floor

Approx. 22.0 sq. metres (236.8 sq. feet)



### First Floor

Approx. 22.0 sq. metres (236.8 sq. feet)



Total area: approx. 44.0 sq. metres (473.5 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	<b>68</b>

### Agent Hybrid

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