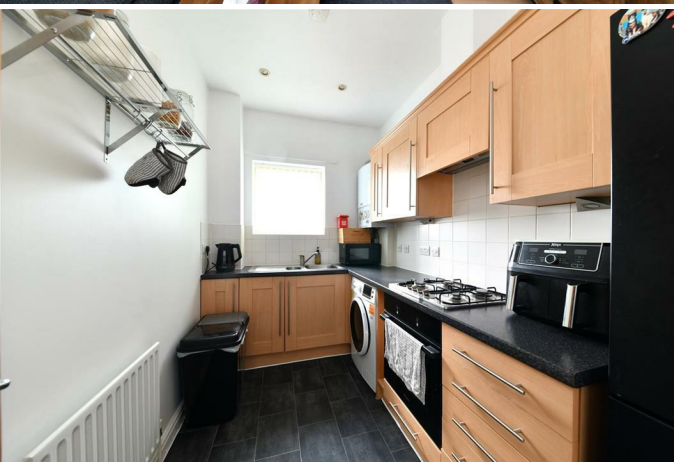




Kilby Road  
Stevenage | SG1 2LT

AGENT HYBRID

£215,000



This well-presented two-bedroom flat on Kilby Road in Stevenage offers comfortable and convenient living, making it a great option for first-time buyers or those looking to downsize. The property features a spacious lounge/diner with plenty of natural light, creating a bright and welcoming space to relax or entertain. The layout allows for both living and dining areas, making it practical for everyday living. There are two good-sized bedrooms, including a main bedroom with its own en suite shower room. A separate family bathroom serves the rest of the flat, providing added convenience for residents and guests. The flat also benefits from a private balcony, offering a pleasant outdoor space to sit and unwind. Located within walking distance of the train station, the property is well suited for commuters. It's also close to Stevenage Old Town, where you'll find a range of shops, cafés and local amenities. Externally, you will find an allocated parking space and a communal bike shed. Overall, this is a well-located two-bedroom flat offering modern, easy living in a convenient part of town.

DIMENSIONS

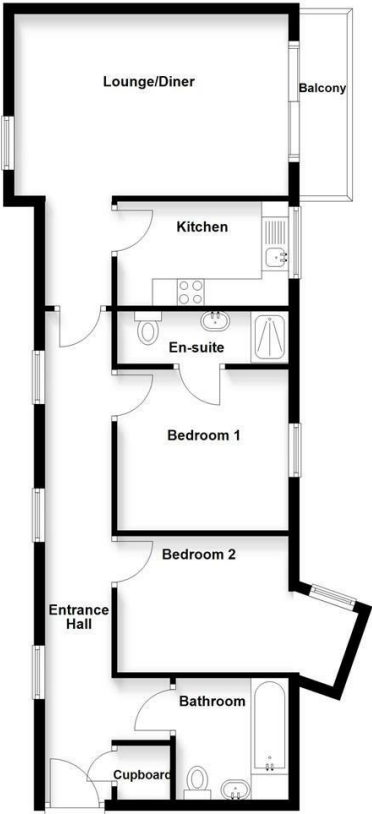
- Lounge/Diner: 16'9 x 10'9
- Kitchen: 10'6 x 6'5
- Bedroom 1: 10'6 x 9'10
- Bedroom 2: 10'6 x 8'8
- Bathroom: 6'11 x 6'9
- En suite: 7'5 x 3'3
- Entrance Hall: 29'8 x 3'8

N.B.

There is approx. 105 years remaining on the lease.  
£1,829.16 approx. annual service charge  
The property is also available on the shared ownership scheme, 35% for £75,250.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 73      | 77        |
| (55-68) D                                   |         |           |

Third Floor  
Approx. 67.8 sq. metres (730.0 sq. feet)



Total area: approx. 67.8 sq. metres (730.0 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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