



**Connells**

Trefoil Lodge Cuttys Lane  
Town Centre Stevenage



### Property Description

AN IDEALLY located two bedroom GROUND floor apartment, within easy reach of the TOWN CENTRE, and boasting secure entry phone system, MODERN OPEN plan living with refitted kitchen, modern bathroom, gas radiator heating, allocated secure parking, long lease remaining - MUST BE SEEN

Trefoil Lodge is on Cutty's Lane & is ideally located within easy reach of local amenities, good schooling for all ages & convenient road links to the town centre & A1M serving the north & south. Stevenage provides a fast & efficient link to London via the mainline station, the historic old high street with array of shops, restaurants & bars & the pedestrian new town centre with indoor market.

IDEAL FIRST TIME BUY & BUY TO LET INVESTMENT

**Communal Front Entrance**

**Front Door**

**Entrance Hall**

**Open Plan Lounge/Kitchen**

**Bedroom One**

**Bedroom Two**

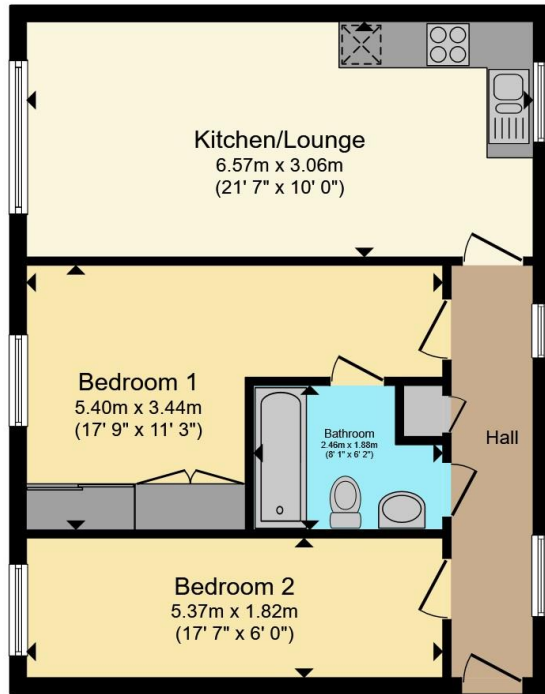
**Bathroom**

**Outside**

**Allocated Parking Space**







### Floor Plan

Total floor area 56.0 m<sup>2</sup> (602 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

**T 01438 318 080**  
**E [stevenage@connells.co.uk](mailto:stevenage@connells.co.uk)**

8 Market Place  
STEVENAGE SG1 1DB

EPC Rating: C Council Tax Band: B

Service Charge: 2000.00

Ground Rent: 500.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STV312532](http://connells.co.uk/Property/STV312532)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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