

Cuttys Lane, Stevenage, SG1 1AB

£180,000

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Cuttys Lane, Stevenage

Situated within a popular residential development in Stevenage, this modern and well-presented two-bedroom ground floor apartment offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, professionals and investors alike.

The property benefits from a generous open-plan living area, providing ample space for both relaxing and dining, alongside a modern fitted kitchen featuring a range of wall and base units, integrated oven and gas hob. There are two well-proportioned bedrooms, both offering flexibility for a variety of needs, together with a family bathroom fitted with a white suite and shower over the bath.

Externally, the development benefits from communal grounds and a residents' parking area, providing added convenience. The property is ideally positioned within easy reach of Stevenage Town Centre, offering a wide range of shops, restaurants and leisure facilities, whilst Stevenage Mainline Railway Station provides excellent transport links into London King's Cross. The A1(M) is also easily accessible, making this a convenient location for commuters.

Offering a fantastic combination of space, practicality and accessibility, this apartment represents an excellent opportunity for buyers looking to get onto the property ladder or add to their investment portfolio.















Communal Entrance:
Access via secure entry phone system with hall way leading to private front door to:

Entrance Hall:
Cupboard, entry phone system and doors to:

Kitchen/Dining/Living Room
21'7 x 10
Dual aspect UPVC double glazed windows to front and rear, radiator, fitted with a range of contemporary base and wall units, gas hob with oven, sink with mixer tap and built in fridge/freezer.

Bedroom One:
17'9 (max) 11'3 x 6'7
Double Glazed UPVC window with radiator and door to bathroom.

Bedroom Two:
17'9 x 6
Double glazed UPVC window and radiator

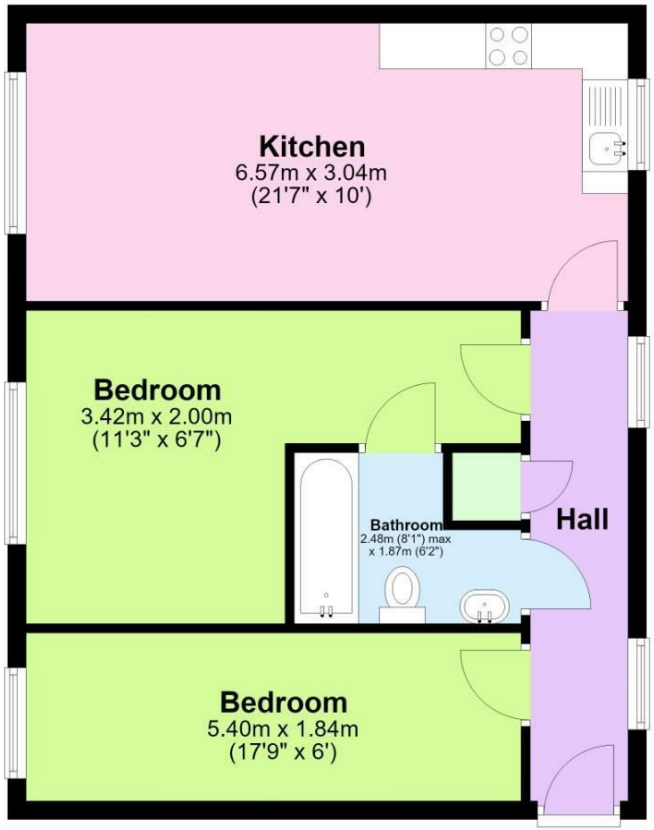
Jack and Jill Bathroom:
8'1 x 6'2
Three piece suite comprising panel enclosed bath with mixer tap, low level WC and pedestal wash hand basin with mixer tap, tiled throughout.

Storage:
Enclosed storage space.

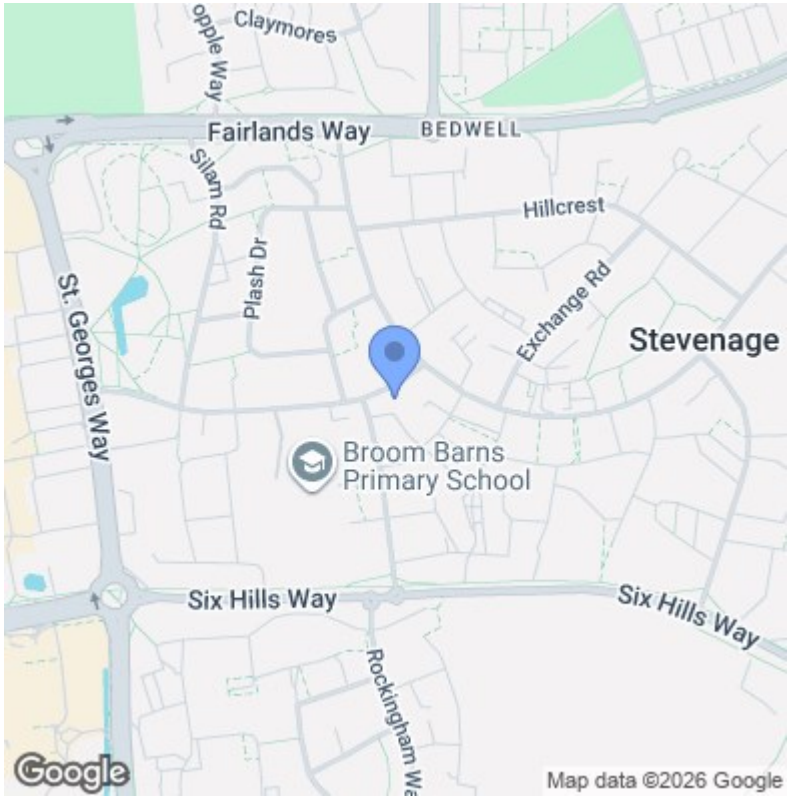
Allocated Parking:
Providing parking for one car.

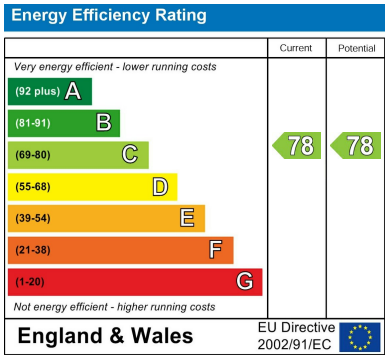
Ground Floor

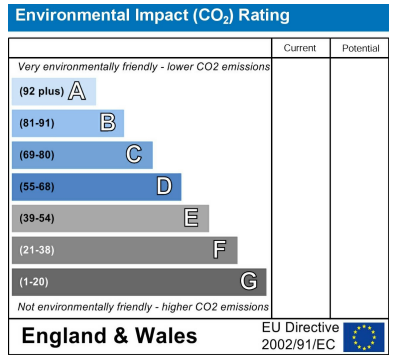
Approx. 55.8 sq. metres (600.7 sq. feet)



Total area: approx. 55.8 sq. metres (600.7 sq. feet)







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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. The measurements indicated are supplied for guidance only and must be considered incorrect.
3: Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5: To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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