



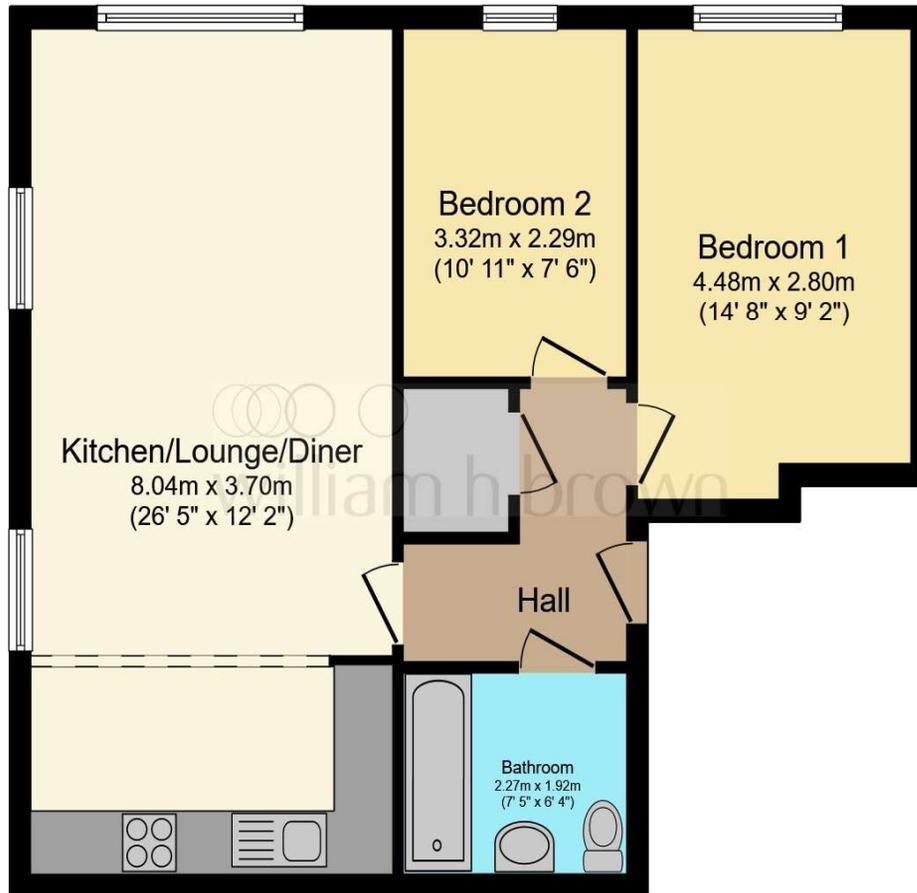
**Manek House Porthcawl Close, Stevenage, SG1 2WQ**

**welcome to**

**Manek House Porthcawl Close, Stevenage**

Bordering on the village of Todds Green, this beautiful ground floor apartment was completed 2 years ago, features 8 years NHBC, and boasts a 997 year lease. The picturesque local views and scenery captivates the semi-rural location of the 2-bed apartment.





**Entrance Hall**

**Kitchen/ Lounge/ Diner**

26' 5" x 12' 2" ( 8.05m x 3.71m )

**Bedroom 1**

14' 8" x 9' 2" ( 4.47m x 2.79m )

**Bedroom 2**

10' 11" x 7' 6" ( 3.33m x 2.29m )

**Bathroom**

7' 5" x 6' 4" ( 2.26m x 1.93m )

**Allocated Parking**

Total floor area 61.5 m<sup>2</sup> (662 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.focalagent.com](http://www.focalagent.com)

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## **Manek House, Porthcawl Close, Stevenage**

- Allocated Parking Space
- Close To A1M Ideal For Commuters
- Spacious Internal Layout
- Recently Developed New Home Site
- Ground Floor Apartment

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2417.07

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£280,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SVG103682](http://williamhbrown.co.uk/Property/SVG103682)



Property Ref:  
SVG103682 - 0004

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