





### Property Description

A SPACIOUS one bedroom FIRST FLOOR flat in the ever popular BRAGBURY END area of Stevenage, boasting a spacious living room, fitted kitchen, modern family bathroom, gas RADIATOR heating, neat communal gardens, residents parking area, balcony and available with NO UPPER CHAIN.

Stevenage is a town, and Borough, located in North Hertfordshire. There are numerous facilities in Stevenage including a large multi-screen iMax cinema, a pedestrianised new town centre with various shops and a large indoor market, additionally there is shopping in Stevenage Old Town and a large retail park just a few minutes out of the main town centre.

Transport links are excellent, with two motorway junctions connecting Stevenage to the A1M at north and south Stevenage. There is a centrally located mainline train station, with regular trains taking you to London Kings Cross and Gatwick Airport.

AN IMMEDIATE VIEWING IS HIGHLY RECOMMENDED



**Communal Entrance Lobby**

**Entrance Hall**

**Lounge**

**Kitchen**

**Bedroom**

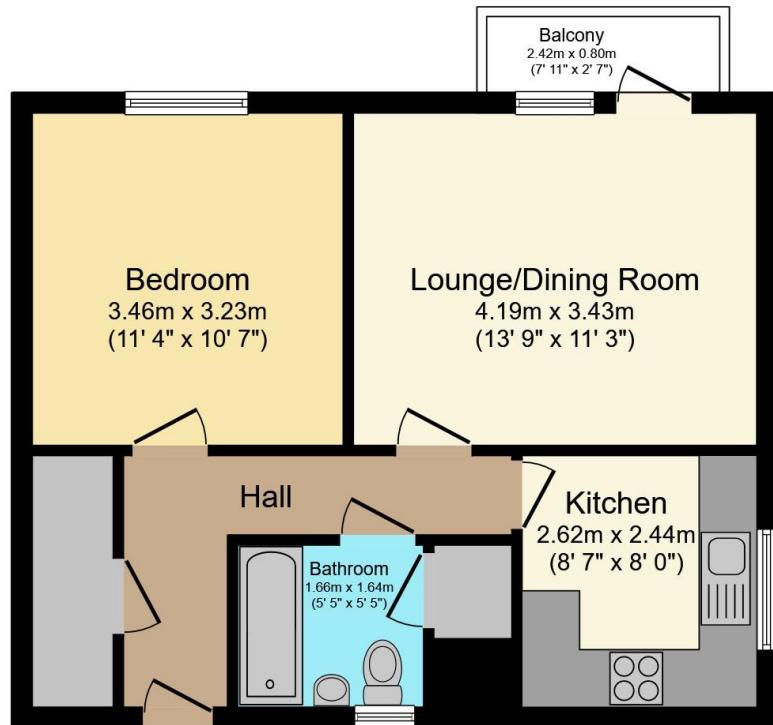
**Bathroom**

**Balcony**

**Residents  
Parking**

**Communal**





Total floor area 46.5 m<sup>2</sup> (500 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](http://www.propertybox.io)

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To view this property please contact Connells on

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8 Market Place  
 STEVENAGE SG1 1DB

EPC Rating: D  
 Council Tax  
 Band: B

Service Charge: Ask  
 Agent  
 Ground Rent:  
 677.08

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STV312386](http://connells.co.uk/Property/STV312386)**

This is a Leasehold property with details as follows; Term of Lease 91 years from 03 Jul 2017. 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.

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