



Giles Crescent  
Stevenage | SG1 4FQ

AGENT HYBRID

£265,000



Welcome to this modern flat on the popular Giles Crescent in Stevenage. Built in 2018, it offers a comfortable and stylish home, ideal for first-time buyers or those looking to downsize.

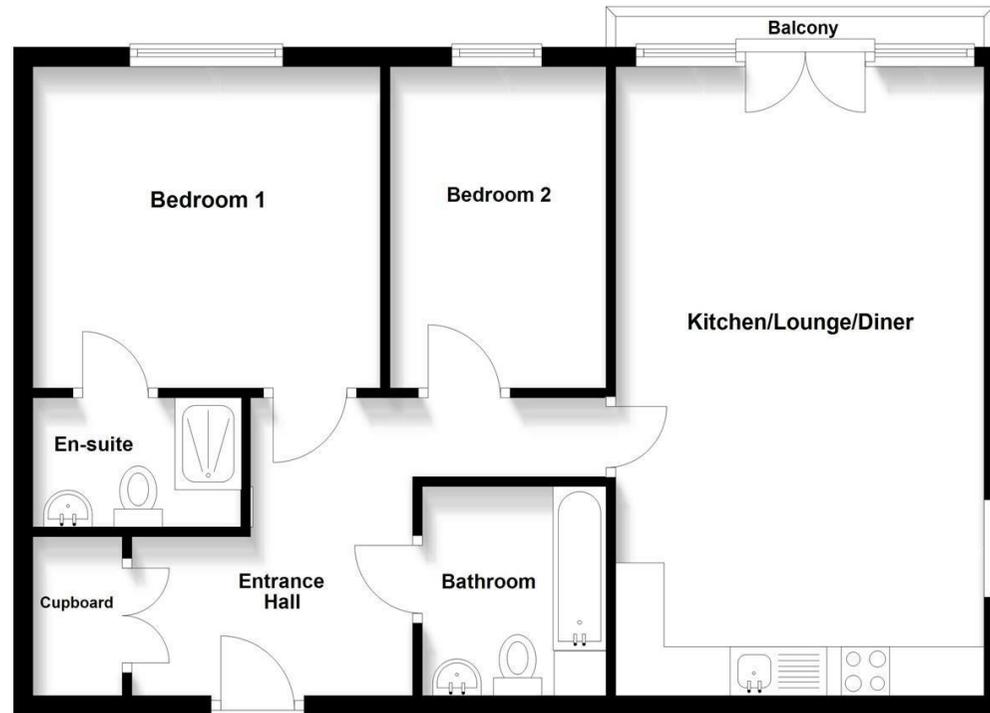
The flat has two well-sized bedrooms, providing plenty of space to relax. With two bathrooms, including an en-suite, mornings are simple and convenient. The open-plan living area is bright and airy, creating a natural space for entertaining or quiet evenings at home. The layout flows easily between the kitchen and living space, making the home feel connected and practical.

Step out onto the Juliette balcony to enjoy fresh air and views of the surrounding area. The property also comes with an allocated parking space, a valuable addition in this busy neighbourhood.

Located in a convenient area, you're close to local shops, parks, and transport links, making it easy to get around Stevenage. This flat combines modern living with practicality, offering a home that's ready to enjoy.

### First Floor

Approx. 63.5 sq. metres (683.2 sq. feet)



Total area: approx. 63.5 sq. metres (683.2 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 purposes 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			

#### Agent Hybrid

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