

Birdwing Walk  
Stevenage | SG1 4FZ

AGENT HYBRID

# Guide Price £225,000



Welcome to this charming flat located on the highly sought-after Chrysalis Park in Stevenage. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

The spacious open-plan living area seamlessly combines the kitchen and lounge, creating a perfect environment for both relaxation and entertaining. The design allows for an abundance of natural light, enhancing the warm and inviting atmosphere of the home. Additionally, the property includes two bathrooms, one of which is an en suite, offering convenience and privacy for the occupants.

For those with vehicles, the property comes with allocated parking, ensuring that you will always have a designated space. The location on Birdwing Walk is particularly appealing, as it is nestled within a tranquil neighbourhood while still being close to local amenities and transport links.

In summary, this flat on Chrysalis Park presents a wonderful opportunity for anyone looking to enjoy modern living in a desirable area of Stevenage. With its thoughtful layout and convenient features, it is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to make this lovely property your new home.

## DIMENSIONS

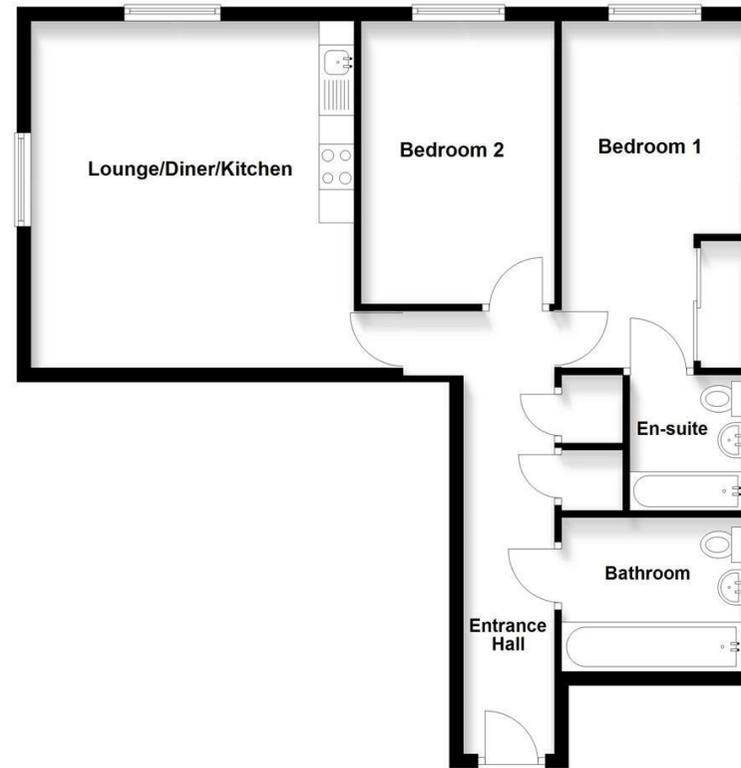
- Entrance Hall 19'7 x 3'9
- Lounge/Kitchen/Diner 16'2 x 15'2
- Bedroom One 15'7 x 8'7
- Bedroom Two 10'1 x 9'2
- Bathroom 7'1 x 6'5
- Ensuite 6'4 x 5'5

## N.B.

- Approx 150 years remaining on the lease.
- Approx £131 per month service charge.
- Ground rent: £370 PA

## Ground Floor

Approx. 66.5 sq. metres (715.3 sq. feet)



Total area: approx. 66.5 sq. metres (715.3 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	64	

## Agent Hybrid

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