

Brook Drive  
Stevenage | SG2 8TR

AGENT HYBRID



Guide Price £150,000



Guide Price: £150,000 - £160,000 \* Agent Hybrid is pleased to present this first-floor flat, featuring a secure phone entry system and completed Section 20 works, fully paid. Situated in the sought-after Broadwater area, the property is conveniently located within walking distance of numerous local amenities.

Upon entering, you are greeted by a hallway leading to a storage cupboard, a modernised bathroom, and a spacious lounge with room for a small dining set. The kitchen and bedroom are both accessed via the lounge, offering a practical layout.

The property also benefits from a communal rear garden, dedicated external storage, and on-street parking available on a first-come, first-served basis.

ENTRANCE HALLWAY - 2'9 X 4'5

BATHROOM - 6'1 X 5'3

LOUNGE - 11'8 X 10'4

KITCHEN - 8'8 X 5'8

BEDROOM - 8'5 X 7'9

LEASE INFORMATION

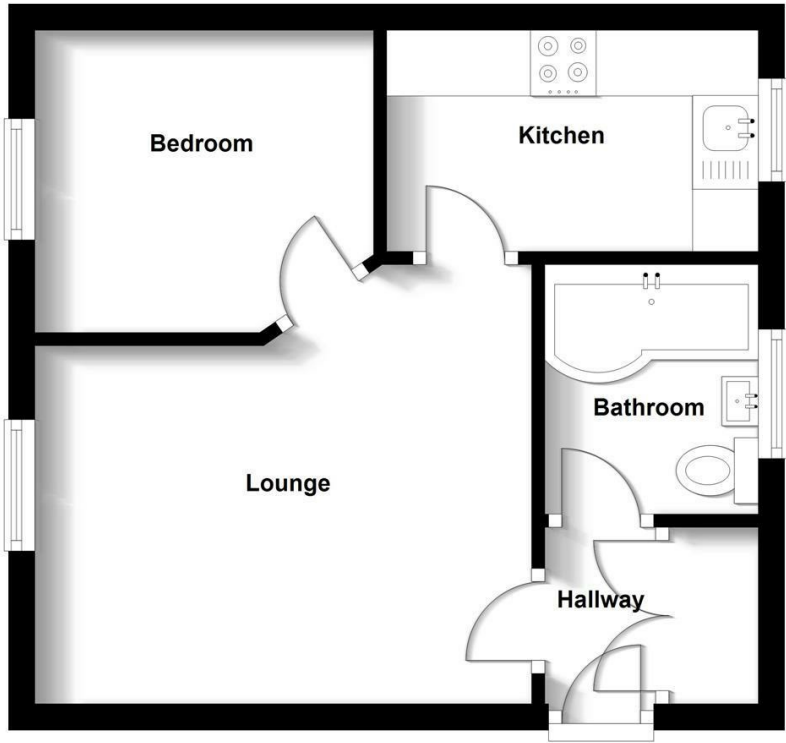
There is a remaining lease of around 90 years.

The annual service charge is approximately £842.88.

The annual ground rent is £10.

First Floor

Approx. 28.2 sq. metres (303.7 sq. feet)



Total area: approx. 28.2 sq. metres (303.7 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 purposed 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) A		
(81-91) B		
(69-80) C		
(55-68) D	65	68

Agent Hybrid  
57 High Street, Stevenage, Hertfordshire, SG1 3AQ  
Tel: 01438 870673 - enquiries@agenthybrid.co.uk  
www.agenthybrid.co.uk

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