



Great Gables
Stevenage | SG1 6GL

AGENT HYBRID

Guide Price £180,000 - £190,000

INTRO

GUIDE PRICE £180,000 - £190,000 * We welcome to the market, a CHAIN FREE, well presented One Bedroom Second Floor (top) Flat, located in the sought after area of Great Ashby. The flat is entered by phone entry system, providing access to the communal stairwell and the desired floor. Accommodation briefly comprises of; A spacious Entrance Hallway, with doors leading to two useful storage cupboards, a good sized Bedroom with fitted wardrobes, a Bathroom and good sized Lounge/Diner, benefitting from Juliet balcony doors. A further door leads into the Kitchen. The property benefits from an Allocated Parking Space to the rear. Viewing comes recommended.

DIMENSIONS

- Entrance Hallway
- Bedroom 12'2 x 10'10
- Bathroom 9'3 x 6'0
- Lounge/Diner 15'9 x 12'1
- Kitchen 9'9 x 6'0

N.B.

- Approx. 81 years remaining on the lease.
- Approx. £76.87 service charge per month.

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

Second Floor
Approx. 46.7 sq. metres (502.5 sq. feet)



Total area: approx. 46.7 sq. metres (502.5 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.