



Swingate
Stevenage | SG1 1AS

AGENT HYBRID

Offers Over £175,000



This ground-floor flat in the popular Swingate area of Stevenage offers a comfortable and modern living space that is well-suited to individuals or couples. Recently refurbished, the property provides a clean and welcoming environment without being overly elaborate.

You enter into an open-plan reception room and kitchen, creating a bright, practical space ideal for everyday living and occasional entertaining. The flat includes one well proportioned bedroom that offers a quiet place to unwind, along with a neatly designed bathroom for added convenience.

The property is chain-free, helping to make the buying process more straightforward. Its location is a key advantage, with easy access to shops, public transport including the nearby train station and local entertainment options, all within a short distance.

Overall, this flat combines modern touches with everyday practicality, making it a solid choice for first-time buyers or investors looking for a well-located, low-maintenance home.

Dimensions

- Entrance Hall: 6'6 x 3'3
- Bedroom: 12'5 x 9'5
- Bathroom: 6'5 x 4'9
- Lounge/Diner: 17'9 x 5'3
- Kitchen: 8'4 x 7'5

N.B.

- Approx 116 years remaining on the lease.
- Approx £670 per year service charge.
- Ground rent: £250 PA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		

Ground Floor

Approx. 31.4 sq. metres (338.1 sq. feet)



Total area: approx. 31.4 sq. metres (338.1 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.

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

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