



Anise Court, Admiral Drive  
Stevenage | SG1 4GA

AGENT HYBRID

**40% Shared ownership**  
**£92,000**



We are delighted to present to the market this turnkey ready and spacious Two Bedroom First Floor Flat, situated within the popular Chrysalis Park area of Stevenage. A secure phone entry system provides access to the communal entrance lobby, with stairs rising to the first floor and the private entrance door to the flat. The accommodation briefly comprises: a generous Entrance Hall with access to both an airing cupboard and a useful storage cupboard, Two Well-Proportioned Bedrooms, and a modern Bathroom. At the heart of the home is a bright and spacious Open-Plan Lounge and Kitchen. The kitchen has been stylishly upgraded to include sleek white gloss units, integral appliances, striking concrete-effect worktops with matching splashbacks, and a breakfast bar, whilst the lounge enjoys Juliet balcony doors to the front aspect. Externally, the property benefits from a secure allocated parking space, accessed via a remote-controlled shutter to the residents' car park. Also available to buy at full market value of £230,000. An ideal first-time purchase or investment opportunity. Viewing is highly recommended to fully appreciate what's on offer.

#### DIMENSIONS

Entrance Hallway  
Lounge/Kitchen 22'5 x 11'0  
Bedroom 1: 12'7 x 11'1  
Bedroom 2: 17'1 x 8'5 (max to max)  
Bathroom 7'1 x 6'6

#### N.B.

Approx. 110 years remaining on the lease.  
Approx. £158.52 pcm service charge (inc buildings insurance).  
Approx. monthly rent £396.78  
Also available to buy at 100% at £230,000.

#### WHO CAN APPLY?

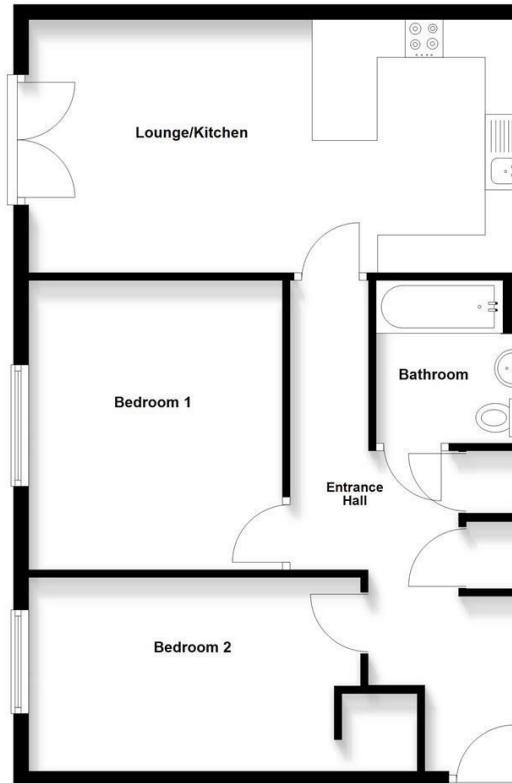
You can buy a home through shared ownership if both of the following are true:

Your household income is £80,000 a year or less (£90,000 a year or less in London)

You cannot afford all of the deposit and mortgage payments for a home that meets your needs.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	85
(55-68) D		

**Third Floor**  
Approx. 65.1 sq. metres (700.7 sq. feet)



Total area: approx. 65.1 sq. metres (700.7 sq. feet)

**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor 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

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