



Haybluff Drive
Stevenage | SG1 6HA

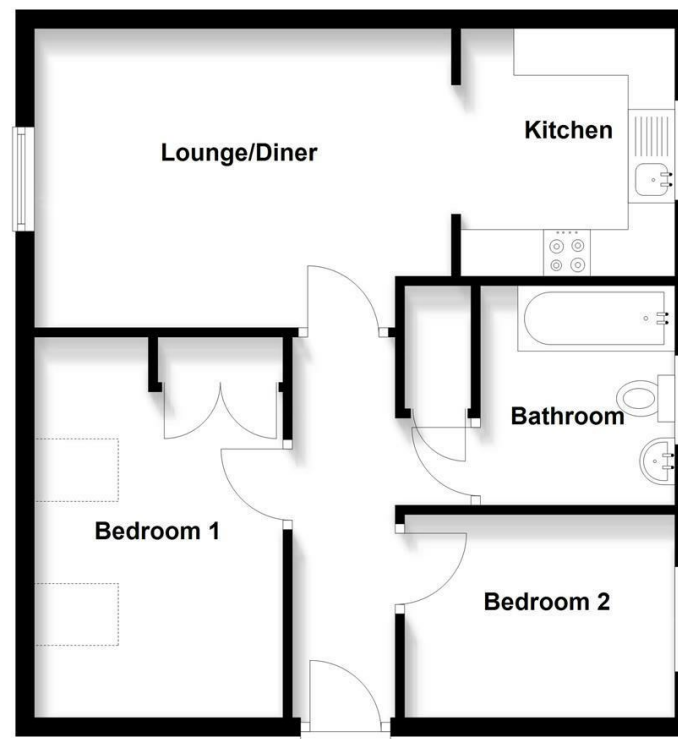
AGENT HYBRID

Guide Price £220,000



Second Floor

Approx. 50.5 sq. metres (543.7 sq. feet)



Total area: approx. 50.5 sq. metres (543.7 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 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.

GUIDE PRICE £220,000 - £230,000 * We welcome to the market, a well presented, Two Bedroom Second Floor Flat (top), located in the heart of Great Ashby. A phone entry system provides access into the communal entrance lobby, shared with just three other flats. Stairs rise to the first and second floor landings and in turn to the front door opening to the Entrance Hallway. From here, door leads to the Bathroom and Two Double Bedrooms. Bedroom One comes complete with fitted wardrobes and two skylight windows to the front aspect. Furthermore, a door leads into a large, open plan Lounge/Dining and Kitchen area. The kitchen is fitted in contemporary white gloss units and patterned tiled splashback. Externally, the property benefits from an Allocated Parking Space visitor spaces and communal bin store. Viewing comes recommended.

DIMENSIONS

Entrance Hallway
Bedroom 1: 12'8 x 8'9
Bedroom 2: 9'3 x 7'3
Bathroom 7'3 x 6'4
Lounge/Dining Area 14'8 x 10'6
Kitchen Area 8'8 x 7'6

N.B.

Approx. 106 years remaining on the lease.
Service charge approx. £123.75 pcm.
Ground Rent approx. £150 pa.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		

Agent Hybrid

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