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The Quadrant

Stevenage, SG1 1ER

Guide Price £195,000



Council Tax: B



The Quadrant offers three well-proportioned bedrooms, this property is perfect for first time buyers, downsizers or as an investment opportunity. The flat features a comfortable reception room, providing an inviting area for relaxation and socialising. The duplex design provides the bedrooms and bathroom on the floor above with the w/c, kitchen/diner and lounge on the floor below.

The location is a significant advantage, being in the heart of the Town Centre, with local amenities, shops, and transport links just a stone's throw away.



Communal outside staircase

Entrance Hallway

7'3" x 12'9" (2.21m x 3.89m)

Kitchen/Diner

12'1" x 12'0" (3.68m x 3.66m)

Lounge

19'1" x 12'1" (5.82m x 3.68m)

Balcony

First Floor

Bedroom One

12'8" x 12'2" (3.86m x 3.71m)

Bedroom Two

12'2" x 9'7" (3.71m x 2.92m)

Bedroom Three

9'6" x 6'6" (2.90m x 1.98m)

Bathroom

6'6" x 8'8" (1.98m x 2.64m)

Lease

125yrs from 1991 (91yrs remaining)

Peppercorn ground rent

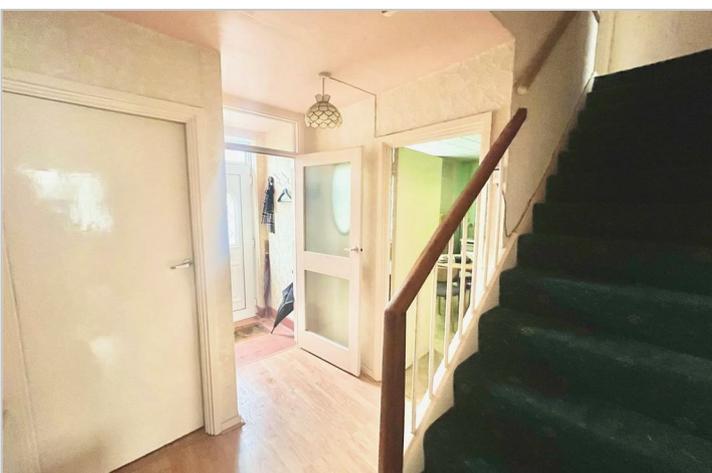
Service charges: £693.75

- Chain Free
- Located above Town Centre shops
- Private outside courtyard garden area
- Suprising good size accommodation with lots of integral storage throughout
- Peppercorn ground rent
- Good length lease remaining, downstairs cloakroom
- Walking distance to all amenities

Agents Note

The boiler is currently not in operational use





Road Map



Hybrid Map



Terrain Map



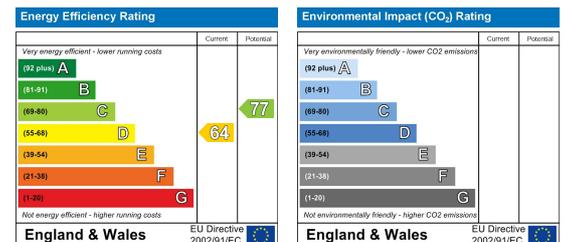
Floor Plan



Viewing

Please contact our Stevenage Sales Office on 01438 313 393 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.