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## Prestatyn Close

Stevenage, SG1 2AQ

Guide Price £180,000



Council Tax: B



This delightful one bedroom flat offers a perfect blend of comfort and convenience. With a well-proportioned bedroom, this property is ideal for individuals or couples seeking a cosy living space. The flat features a welcoming reception room, providing a warm atmosphere for relaxation or entertaining guests. Situated in a desirable location, residents will benefit from easy access to local amenities, including shops, parks, and transport links.



### Communal Entrance

### Entrance Hallway

8'1" x 3'6" (2.46m x 1.07m)

### Lounge

16'2" x 10'1" (extending to 15'4") (4.93m x 3.07m  
(extending to 4.67m))

### Kitchen

10'9" x 7'8" (3.28m x 2.34m)

### Bedroom

9'3" x 12'5" (2.82m x 3.78m)

### Bathroom

7'9" x 5'5" (2.36m x 1.65m)

### Outside

### Residents Parking

### Lease Details

We have been advised:

Length: 125yrs from Apr 2024

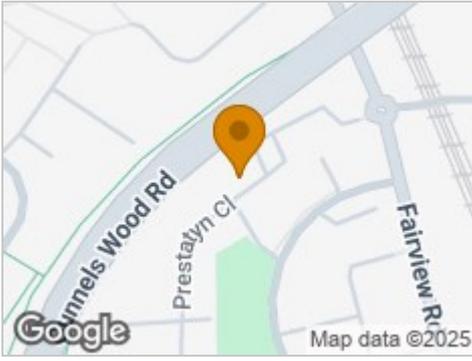
Ground Rent: Nil

Service Charges: £65pcm (£780pa)

- Brand new extended lease
- Ideal first time purchase or investment opportunity
- Residents parking
- In good order throughout
- Walking distance to the Old Town High Street and Mainline train station perfect for the London Commute
- Double bedroom



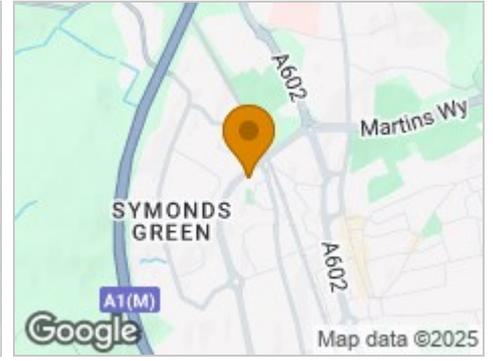
## Road Map



## Hybrid Map



## Terrain Map



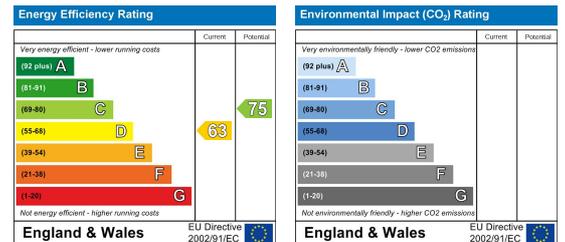
## Floor Plan



## 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.