



Trinity Place, Stevenage, SG1 3LF

**£160,000**



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**Trinity Place, Stevenage**

Welcome to this charming one-bedroom flat, ideally positioned in the heart of Stevenage's Old Town.

Offered to market CHAIN FREE this property offers a spacious reception room with a semi open-plan layout, creating a welcoming and sociable living space that flows seamlessly into the kitchen — perfect for both relaxing and entertaining.

The well-proportioned bedroom provides a comfortable and peaceful retreat, while the bathroom is thoughtfully located for everyday convenience.

A real highlight is the allocated parking space for one vehicle, a sought-after benefit in this central location. The flat is also just a short walk from Stevenage train station, offering excellent commuter links into London and beyond.

Ideal for first-time buyers, professionals, or those looking to downsize, this home combines comfort, practicality, and a highly desirable setting. An excellent opportunity not to be missed.







#### Communal Entrance:

With stairs to first floor and private front door into:

#### Living Room:

12'10 x 12'2

UPVC double glazed window to front, electric heater and leading to:

#### Kitchen:

9' x 4'1

Fitted with a range of wall and base units, complementary work surface with inset bowl sink drainer and mixer tap, complementary tile splashback, 4 burner electric hob/ electric oven, free standing fridge/freezer, washing machine, radiator, double glazed window to side, door leading to:

#### Bedroom:

12'10 x 8'11

UPVC double glazed window to rear, electric heater, built in wardrobe and cupboard.

#### Bathroom:

White suite comprising bath with shower over head and tiled surround, low level WC, pedestal wash hand basin with mixer tap and mirrored wall unit.

#### Parking:

Allocated parking for one car.

#### Outside Storage Cupboard:

Providing ample storage space.

#### Tenure:

Leasehold. 143 years remaining.

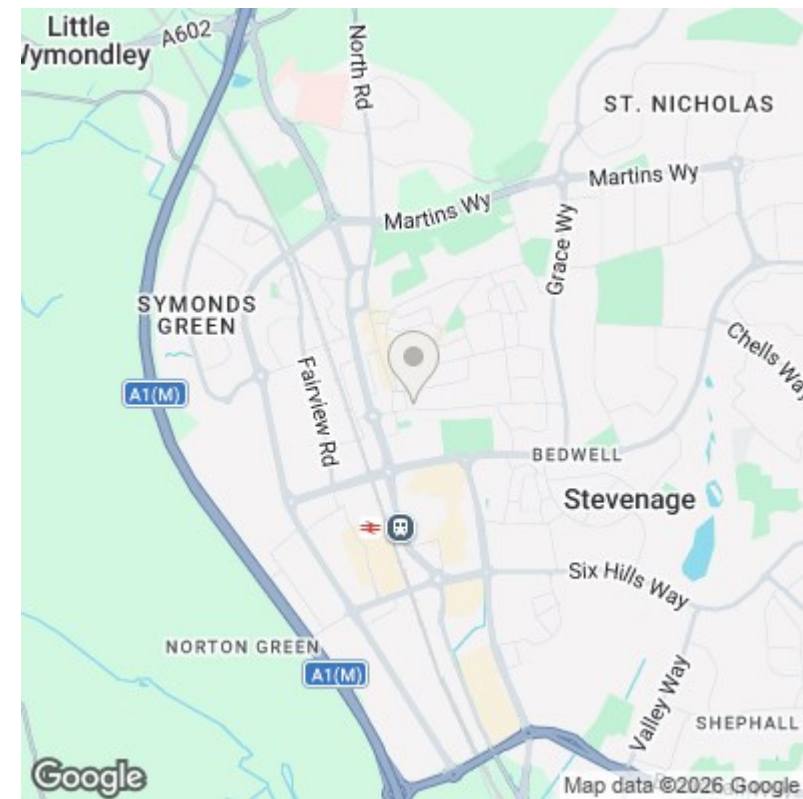
Ground Rent: £75 per annum

Service Charge: £450 per annum

## First Floor



Total area: approx. 35.6 sq. metres (383.7 sq. feet)



### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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