



Trinity Place, Stevenage, SG1 3LF

£190,000



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Trinity Place, Stevenage

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

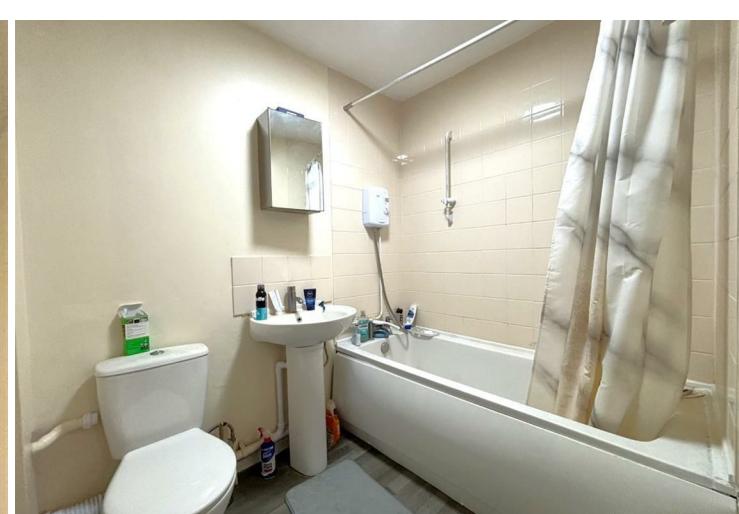
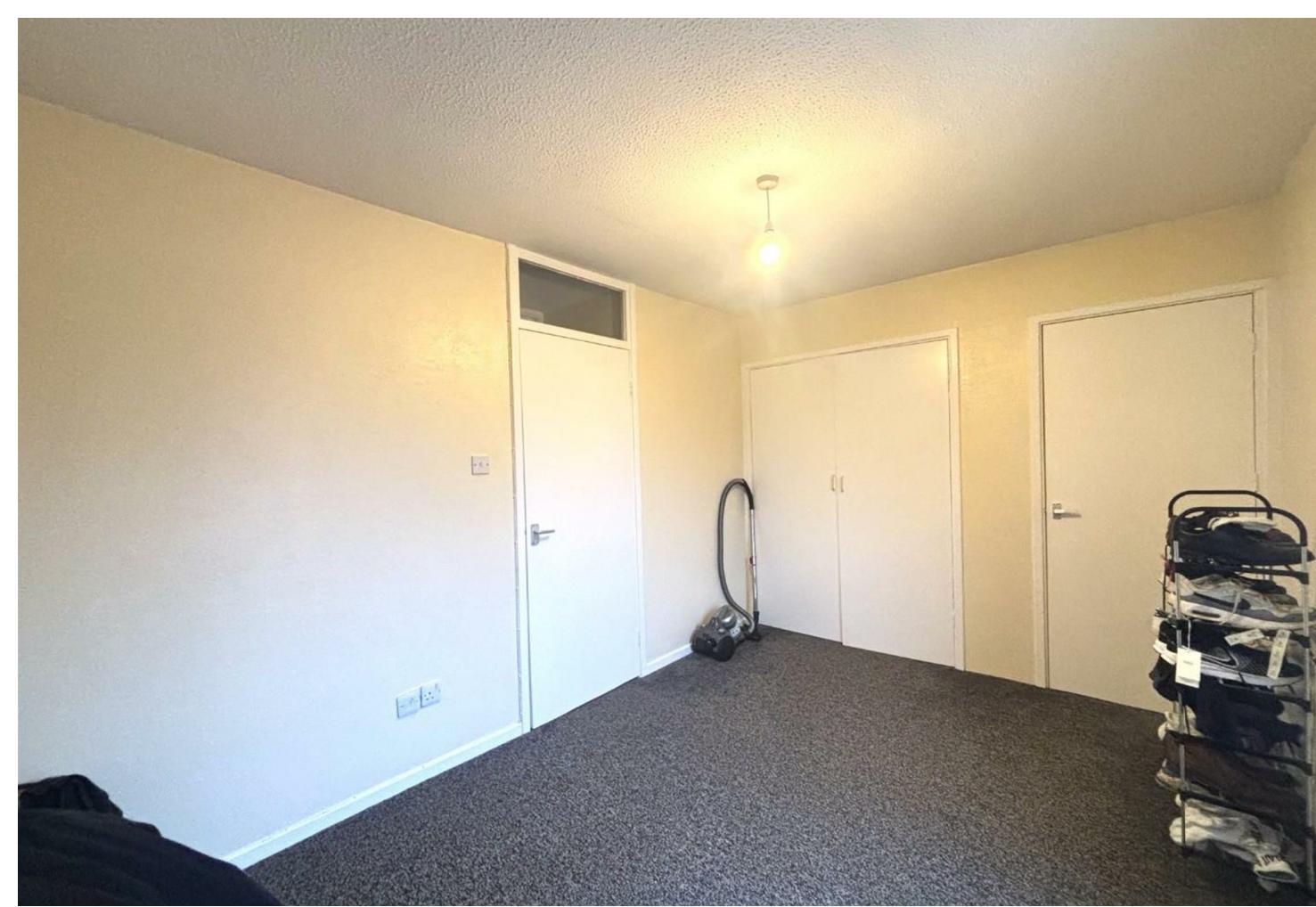
Offered to market CHAIN FREE this property offers a spacious reception room with a semi open-plan layout, creating a welcoming and sociable living space that flows seamlessly into the kitchen — perfect for both relaxing and entertaining.

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.

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)



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.

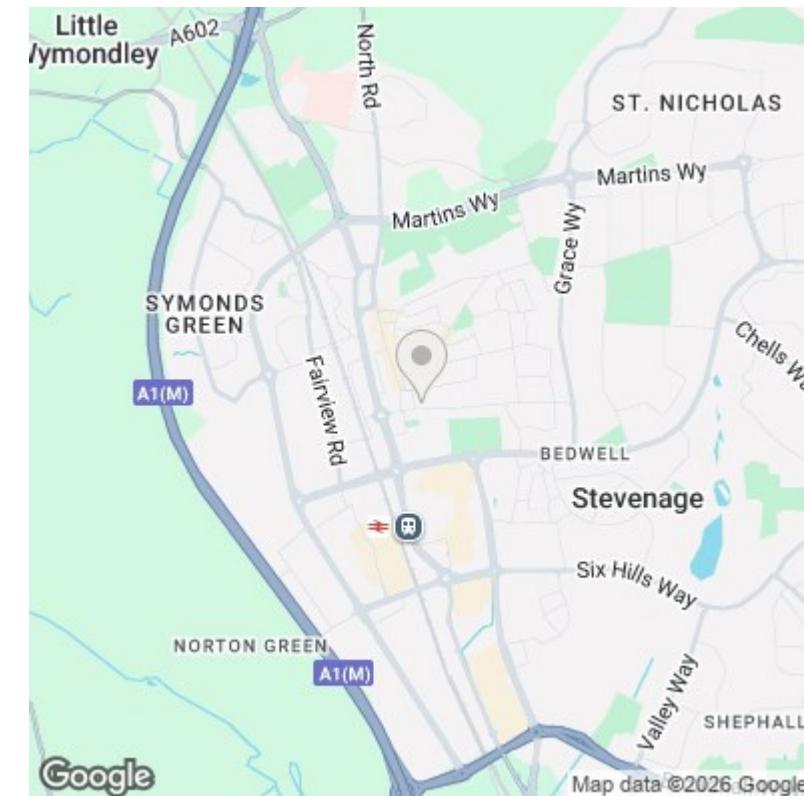
2: These particulars do not constitute part or all of an offer or contract.

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.



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

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

129 High Street, Old Town, Stevenage, Herts, SG1 3HS
01438 748007 | stevenage@matherestates.com