



## Broughton Court Wychedell, Stevenage, SG2 8JF

**£180,000**

Located in Broadwater Stevenage, is this chain-free, one bedroom top floor flat with allocated parking.

Step inside the bright and welcoming open-plan living space with dual aspect views to a leafy canopy. The kitchen is clean and modern with charcoal grey, gloss cabinets, a black sink, and space for a washing machine and tumble dryer. The addition of a breakfast bar is great for informal dining.

Through to the bedroom flooded with natural light from two Velux windows. Fitted wardrobes offer practical storage and free up floor space. Off the bedroom is a three-piece bathroom with a vanity sink, bath and shower attachment.

Outside is a carpark with an allocated parking space and a public footpath leading to Stevenage Brook.

### **Lease Information**

Lease: 103 years remaining

£900 a year service charge, buildings insurance,  
£239.41 a year = £1,139.41 (£95 approx. per month). -

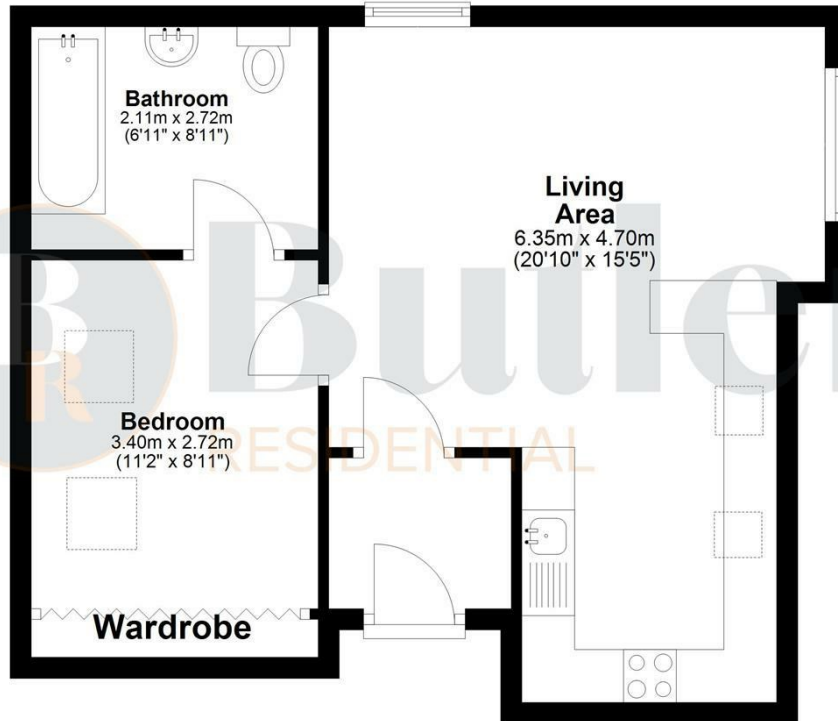
Paid to Mentor Services

Ground Rent: £200 per year - paid 6 monthly

## Floor Plan

### Floor Plan

Approx. 43.5 sq. metres (467.8 sq. feet)

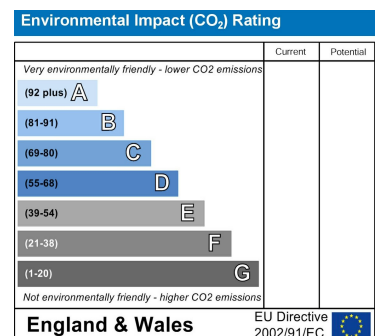
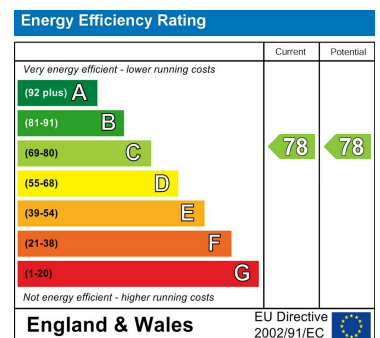


Total area: approx. 43.5 sq. metres (467.8 sq. feet)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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