

**1 Moorfoot House Mendip Way**  
**Stevenage, SG1 6GY**  
**Guide price £225,000**







## 1 Moorfoot House Mendip Way Stevenage, SG1 6GY

Spacious Ground Floor Two-Bedroom Apartment - CHAIN FREE - Prime Great Ashby Location

This well-presented two-bedroom ground floor apartment is offered chain free, and situated in the highly sought-after area of Great Ashby. Just a short stroll from local shops, open fields, and tranquil woodland, it provides the perfect balance of convenience and nature.

As you step inside, you'll be greeted by a welcoming and spacious entrance hallway, fitted with soft carpeting and providing access to all rooms. The bright and functional kitchen features a range of base and eye-level units, ample worktop space, and room for essential appliances. A window brings in natural light, creating a bright and airy feel.

The generous lounge boasts a beautiful bay window, filling the space with light and offering plenty of room for dining and relaxation. Both bedrooms are well-proportioned doubles, with the master bedroom benefiting from built-in wardrobes for added storage. The bathroom is fitted with a WC, vanity sink unit, and a bath with a shower overhead.

To the rear, you'll find an allocated parking space, adding to the convenience of this fantastic property.

Lease Information:



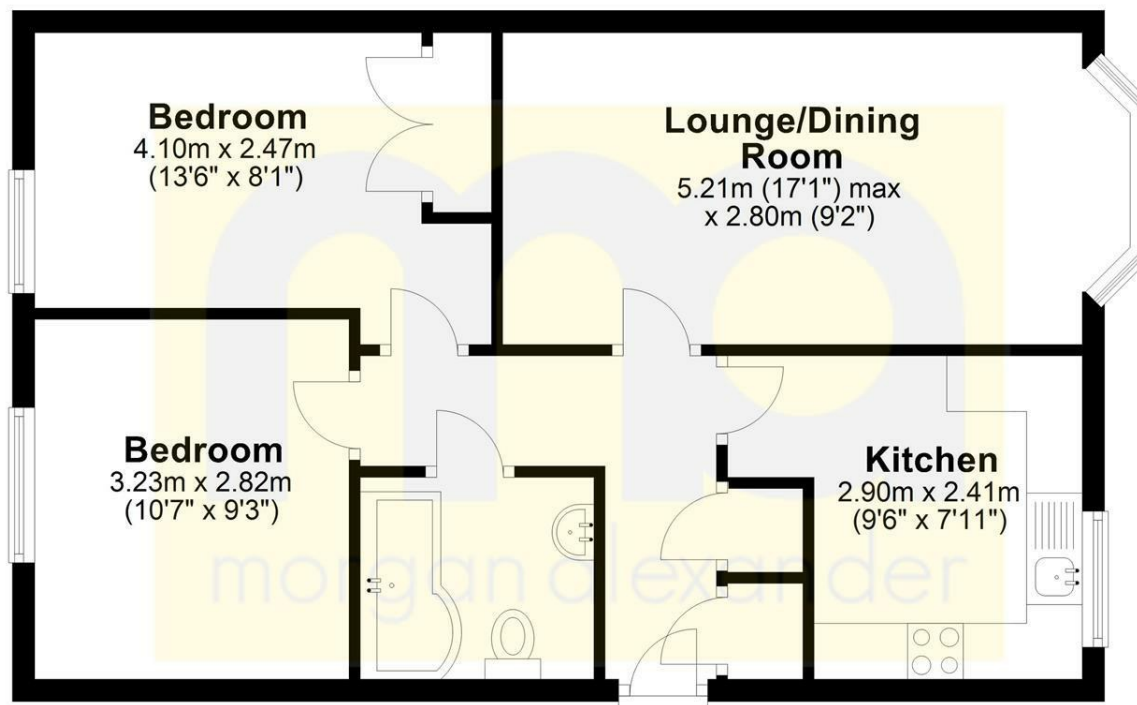






## Ground Floor

Approx. 54.8 sq. metres (589.8 sq. feet)



Total area: approx. 54.8 sq. metres (589.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY: NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

### PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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