



BURNS CLOSE HITCHIN SG4
£975 PER MONTH AVAILABLE 22/04/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Burns Close Hitchin SG4

£975 Per Month
Unfurnished

 **1 Bedroom**
 **1 Bathroom**
 **1 Reception**

Features

- 1 Bedroom, - Living Room, - Kitchen, -
Bathroom, - Maisonette, - Garden, -
Allocated Parking Space, - Excellent
Location, - Available 22nd April, - Tenancy
Deposit £1,125, - Unfurnished, - Council
Tax Band B

Council Tax

Council Tax Band B

Hamptons

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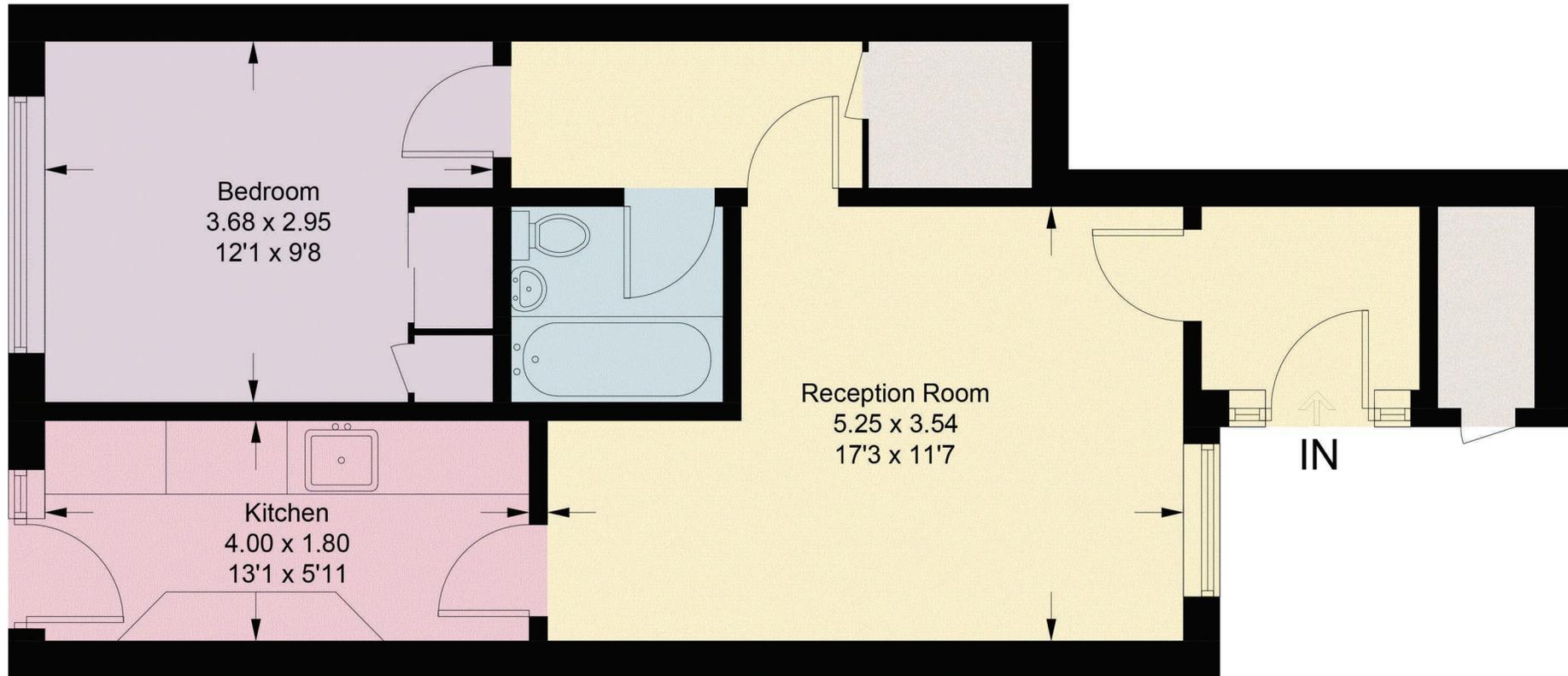
The Property

This fantastic one bedroom ground floor maisonette is presented in excellent order throughout. There is a bright living room with wooden floor and separate fitted kitchen incorporating a range of drawer and wall units in addition to a hob, oven, washing machine, compact dishwasher and fridge freezer. There is also direct access from the kitchen out to the lovely garden. The bathroom has a modern suite with shower over the bath and there is a good sized double bedroom with fitted wardrobes. A further benefit is an allocated parking space and only a short distance to Hitchin train station. Please call Hamptons Harpenden to arrange a viewing. Tenancy Deposit £1,125. Council Tax Band B.



Burns Close

Approximate Gross Internal Area = 49.1 sq m / 528 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1047185)

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very Energy Efficient (A)			
Energy Efficient (B)			
Decent (C)			
Needs Improvement (D)			
Less Energy Efficient (E)			
Very Less Energy Efficient (F)			
Least Energy Efficient (G)			
		66	78
EU Energy Efficiency Rating (A-G)		EU Directive 2002/91/EC	
England & Wales			



WISHED FOR
THE HOME
PROPERTY