



**mather
estates**
independent agents



58 Yarmouth Road, Stevenage Hertfordshire, SG1 2LW

Mather Estates welcomes to the market a one bedroom ground floor flat, located in the desirable Symonds Green area of Stevenage.

The property comprises an entrance hall with a large walk-in storage room, fitted kitchen with appliances, spacious lounge, bathroom and a double bedroom with built-in wardrobes.

Further benefits include a secure entry system, ample street parking, communal garden and an excellent location within walking distance of the town centre.

£1,100 pcm



SUMMARY

Mather Estates welcomes to the market a one bedroom ground floor flat, located in the desirable Symonds Green area of Stevenage.

The property comprises an entrance hall with a large walk-in storage room, fitted kitchen with appliances, spacious lounge, bathroom and a double bedroom with built-in wardrobes.

Further benefits include a secure entry system, ample street parking, communal garden and an excellent location within walking distance to Stevenage Train Station, the Old Town, and a variety of local amenities.



The initial contract length is 12 months minimum.

A holding deposit of one weeks rent £253.84 is required upon acceptance of an application, this will be deducted from your first months rent should referencing be successful.

Security deposit total- £1,269.23.

COMMUNAL ENTRANCE

Secure entry fob access

ENTRANCE HALLWAY

Carpet, radiator, walk in storage cupboard, cupboard, doors leading to;

BEDROOM

Carpet, double glazed window to rear aspect, radiator, built in wardrobes.

BATHROOM

Comprising of panel enclosed bath with electric shower over, vanity wash hand basin with hot and cold tap, double glazed window to front aspect, wood effect flooring, radiator.

LIVING ROOM

Carpet, 2x double glazed windows to side and rear aspect, radiator, serving hatch.

KITCHEN

Fitted with a range of wall and base units, complimentary work surfaces and splash back, single bowl sink/drainage with mixer tap, free standing electric hob with electric oven under, fridge/freezer and washing machine, double glazed window to rear aspect, wood style effect flooring.

OUTSIDE

Communal garden, ample on-road parking.

DISCLAIMER

Disclaimer - Mather Estates Stevenage for themselves and for the Landlord of the property, who as agents they are to give notice that: (a) these particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (b) no person in the employment of Mather Estates has any authority to make or give any representation or warranty whatsoever in relation to the property. These details are presented Subject to Contract and Without Prejudice.

Measurements provided are taken from the Agent and must be used as a guide and for any inaccuracies we cannot be accountable for. It is our suggestion you speak to your legal team.