



**mather  
estates**  
independent agents



## **Heron Cottage , Jacks Hill, GraveleyHitchin, SG4 7EQ**

Mather Estates welcomes to the market a newly built, two bedroom detached house, situated in the beautiful grounds of the Jacks Hill Farm estate in Graveley. This unique property comprises of an open plan living/kitchen area with appliances and WC.

Upstairs benefits two good sized bedrooms and shower room. Externally the property benefits parking.

Initial contract length is 6 months minimum.

**£1,450 pcm**



## SUMMARY

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Initial contract length is 6 months minimum.

Council tax is included- a new tenant will not be able to register for voting.

A holding deposit of one weeks rent £334.61 is required upon acceptance of an application and refundable on the first months rent.

Security deposit total- £1,673.07.

## DISCLAIMER

Disclaimer - Mather Marshall Stevenage for themselves and for the vendors of the apartments, whose 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 Marshall 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 vendor 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 before exchange of contract to finalise fittings, rights and your own boundaries.

