

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Gray Court

Stevenage, SG1 3UH

£975 Per Calendar Month

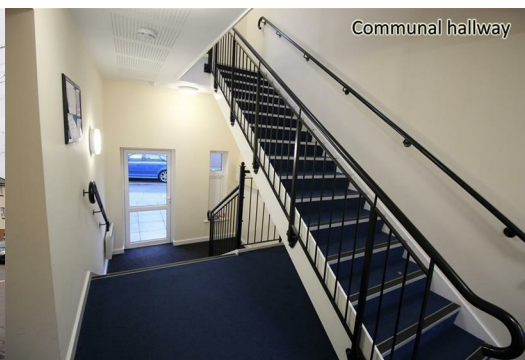


Welcome to this charming one-bedroom ground floor flat located in the heart of the historic Old Town in Gray Court, Stevenage.

Living in the Old Town area of Stevenage offers a unique lifestyle with its historic charm, picturesque surroundings, and a vibrant community. You'll be just a stone's throw away from local amenities, quaint cafes, and beautiful green spaces, providing you with a perfect blend of convenience and tranquility.

This property comes with white goods and One allocated parking space.

EPC Rating C  
Council Tax Band B  
Holding Deposit £225.00 ( 1 weeks rent )  
Deposit £ 1,125.00



## LEASE DETAILS

We have been informed of the following information

Lease length - 125 years from JUNE 2010

Ground Rent - £150 PA

Service Charge £633.22 (per six months)

## AGENTS NOTE

Preliminary details not yet approved by seller. An EPC is available for this property.

## ENTRANCE HALL

Door to front. Security entrance handset. Electric storage heater.

LOUNGE 14'0" x 10'0" (4.270.00 x 3.05)

Double glazed French doors out to Juliet balcony. TV Point. Electric heater. Opening to: -

KITCHEN 9'1" x 7'6" (2.77 x 2.29)

Double glazed window to rear aspect. Fitted in a range of matching base and eye level units. Work surfaces over with tiling to walls. Stainless steel sink and drainer. Electric oven and hob with extractor hood. White goods are included

BEDROOM 12'11" x 10'3" (3.94 x 3.12)

Double glazed window to rear aspect, Airing cupboard. Electric heater. Recess for wardrobes.

## BATHROOM

Double glazed window to front aspect. Bath with shower over. Wash hand basin and WC. Extractor fan. Part tiled walls. Heated towel rail.

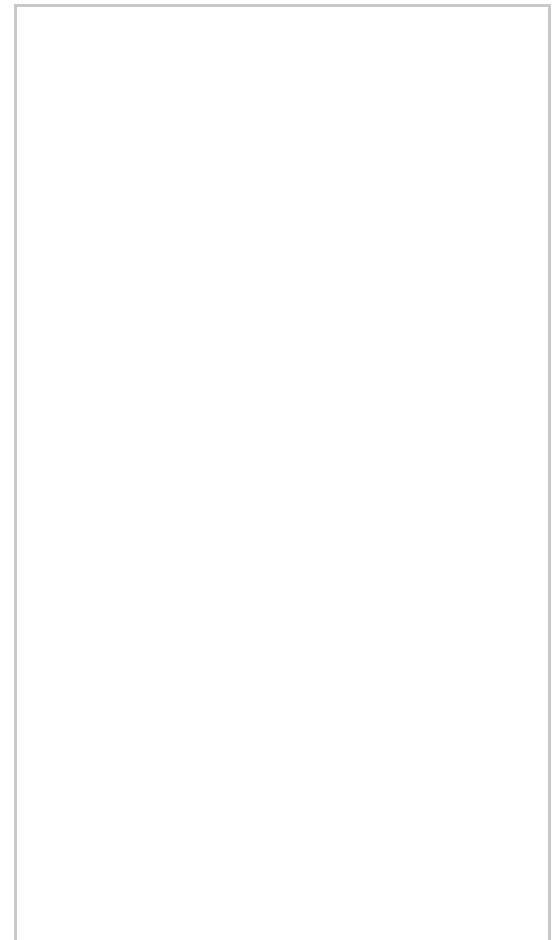
## PARKING

One allocated parking space.

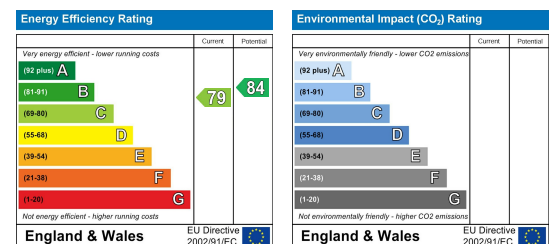
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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