

mather estates
independent agents

4 Atkin House SG1 2SN

Rent £1,600 pcm

Mather Estates welcomes to the market this brand new, high-spec, duplex two-bedroom top-floor apartment, ideally situated above the shops in Symonds Green, Stevenage. The first floor comprises two double bedrooms, with the first bedroom benefiting from a modern en-suite, a separate bathroom and storage cupboard. Upstairs, the second floor features an open-plan living and dining area, complemented by a integrated kitchen with a fridge/freezer. The living area benefits from bi-fold doors, which open directly onto a private balcony. The property further benefits from an allocated parking space within a secure underground car park.

A holding deposit of one weeks rent £369.23 is required upon acceptance of an application, this will be deducted from your first months rent should referencing be successful.
Security deposit total- £1,846.15













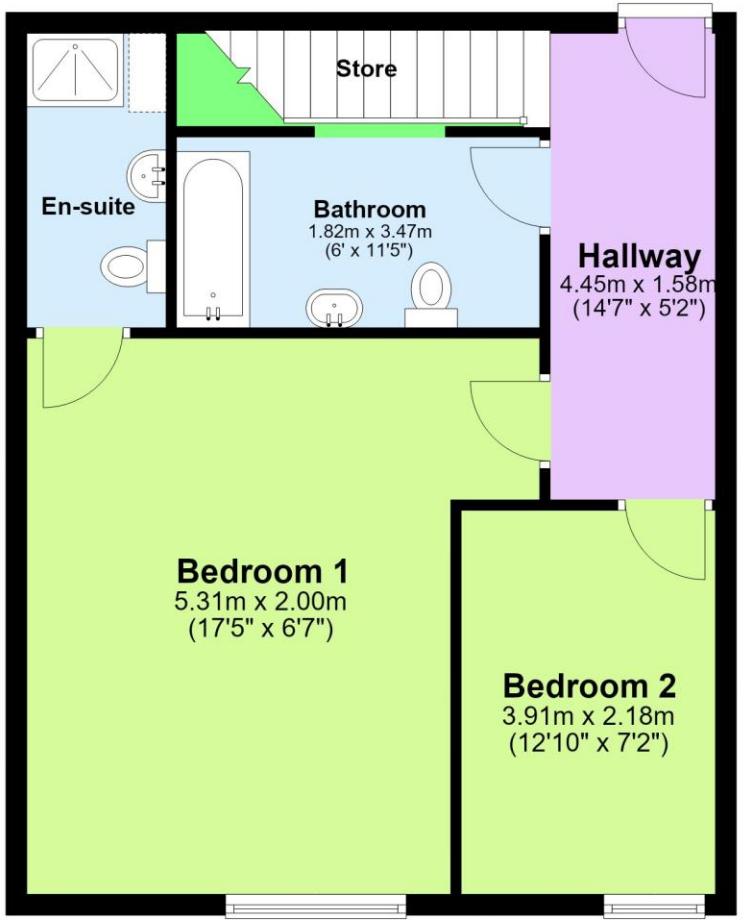




Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

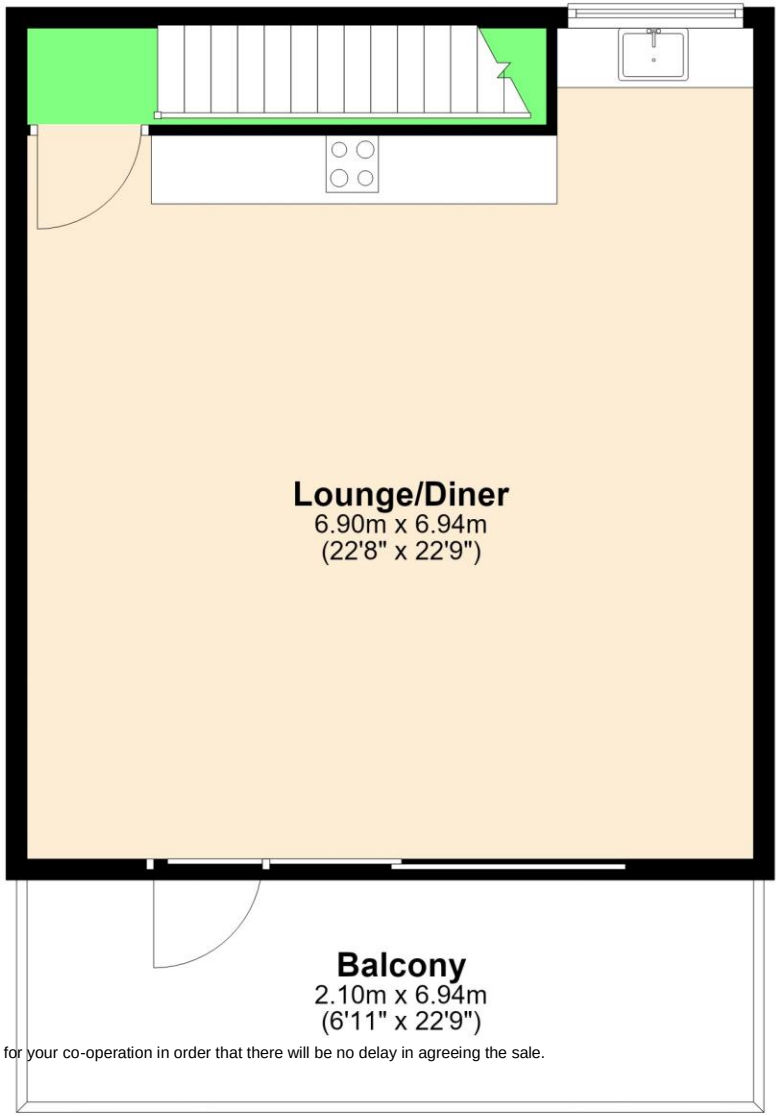
Approx. 55.1 sq. metres (593.5 sq. feet)



First Floor

Approx. 55.0 sq. metres (592.2 sq. feet)

(excluding Balcony)



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2: These particulars do not constitute part or all of an offer or contract.
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4: Potential buyers are advised to recheck the measurements before committing to any expense.
5: Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Total area: approx. 110.2 sq. metres (1185.8 sq. feet)