





Mather Estates welcomes to the market this well-presented, one-bedroom first-floor flat, situated in Poplars area of Stevenage. The property comprises an entrance hall with storage cupboard, an open-plan living/kitchen area with appliances, a double bedroom with built-in storage and a bathroom. Further benefits include a newly combi boiler, gas central heating, secure entry access and on-road parking. The property is ideally located within walking distance of local amenities. The property can be offered unfurnished or part-furnished, with items available as gifted to applicant. These include a mattress and ottoman bed, fold-up table, and two-seater sofa.

A holding deposit of one weeks rent £253.84 is required upon acceptance of an application and refundable on the first months rent should referencing be successful. Security deposit total:£1,269.23.

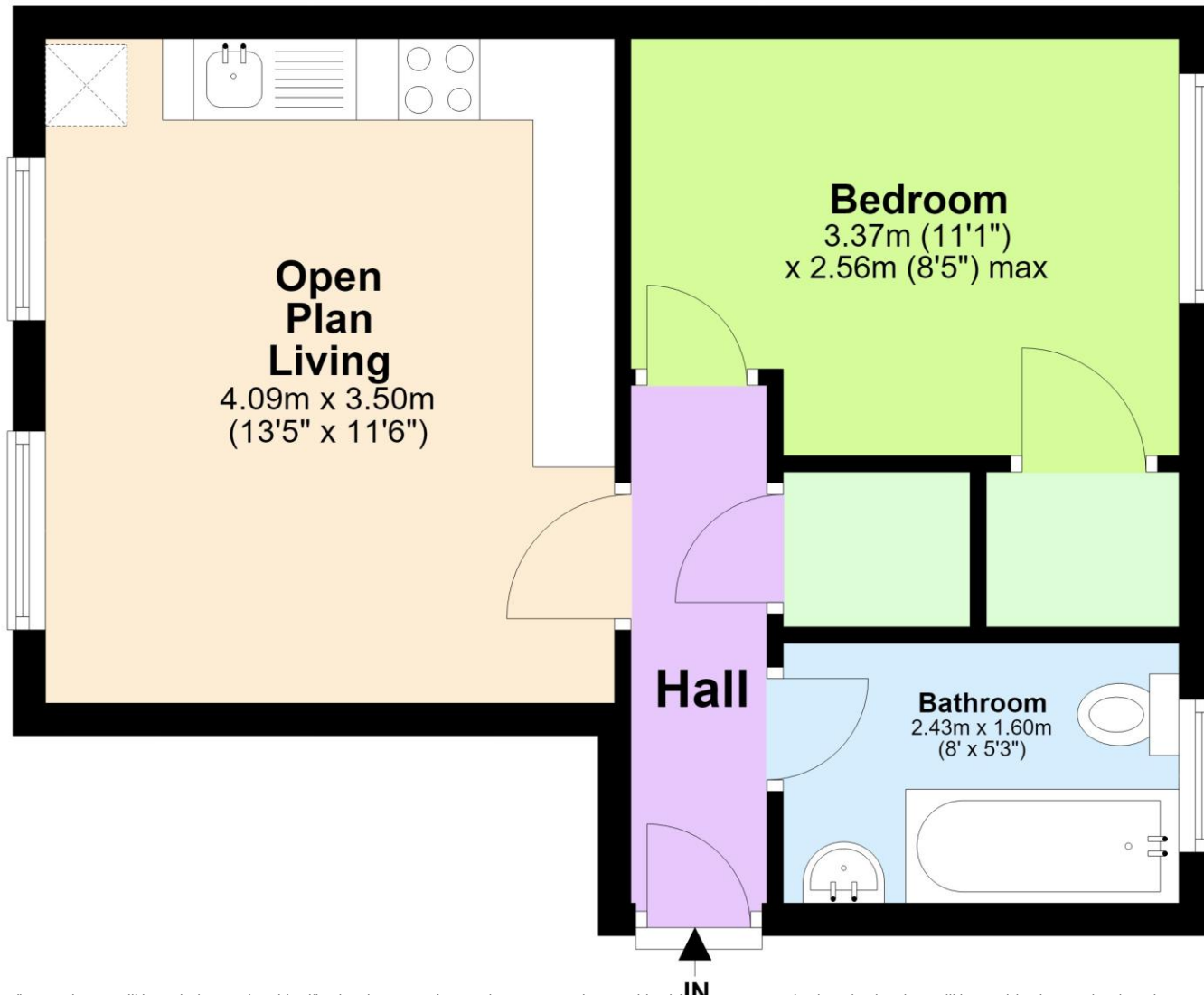




| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 70 C      |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# First Floor

Approx. 32.6 sq. metres (350.7 sq. feet)



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. 32.6 sq. metres (350.7 sq. feet)**