



**mather  
estates**  
independent agents



## 41 Morello Gardens, Stevenage Road Hitchin, SG4 9DW

Mather Estates welcomes to the market a well-presented, two-bedroom ground floor apartment, ideally located on the sought-after south side of Hitchin and within easy walking distance of Hitchin Town Centre. This unique property is the only apartment in the block to offer direct access to the communal gardens via its patio doors. The property features a spacious lounge/diner, a modern bathroom with shower over bath, fitted kitchen with appliances and two bedrooms, one of which benefits from fitted wardrobes. Additional features include an allocated parking space, a large fitted TV wall unit, hallway shoe storage, and a dining

**£1,350 pcm**



## SUMMARY

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The initial tenancy length is 6 months minimum.

A holding deposit of one weeks rent £311.53 is required upon acceptance of an application, this will be deducted from your first months rent should referencing be successful.

Security deposit total- £1,557.69.

## ENTRANCE HALL

Storage cupboard with water tank, fuse box. Wall mounted radiator, shoe cabinet, wood-effect flooring, doors leading to;

## KITCHEN

Fitted with a range of wall and base units, complementary work surface with inset sink drainer and mixer tap, complementary tile splashback, double glazed window to side with blinds, free standing electric hob/electric oven, fridge/freezer, washing machine, boiler and laminate flooring.

## BEDROOM 1

Curved built in wardrobe, carpeted, wall mounted radiator, three double glazed windows to rear aspect with curtains and curtain pole.

## BEDROOM 2

Wall mounted radiator, three double glazed windows to side aspect, blinds, carpeted.

## LOUNGE/DINER

Fitted TV unit, tv point, two wall mounted radiators, patio double glazed window doors to rear aspect leading to garden with blinds, table and 4 chairs, mirror, carpeted, two double glazed windows to side aspect.

## BATHROOM

White bathroom suite comprising of panel enclosed bath with hot and cold tap and shower attachment, vanity wash hand basin with mixer tap and cupboard under, wall mounted radiator and WC.

## OUTSIDE

Back gate access to communal garden, one allocated parking space and visitor spaces.

## 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.

