

mather estates
independent agents

1 Atkin House SG1 2SN

Rent £1,300 pcm

Mather Estates welcomes to the market this brand new, high-spec, duplex one-bedroom top-floor apartment, ideally situated above the shops in Symonds Green, Stevenage. The first floor comprises a spacious double bedroom, a bathroom, and a useful storage cupboard. Upstairs, the second floor features am open-plan living and dining area, complemented by a modern integrated kitchen with a fridge/freezer. Bi-fold doors open directly onto a private balcony. The property further benefits from an allocated parking space.

A holding deposit of one weeks rent £300.00 is required upon acceptance of an application, this will be deducted from your first months rent should referencing be successful.
Security deposit total- £1,500.00.



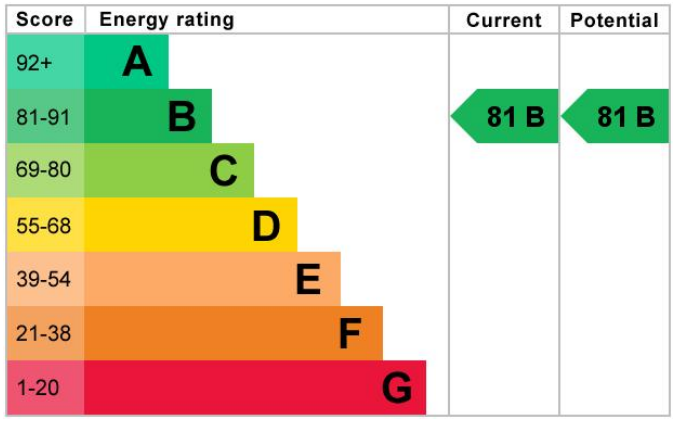






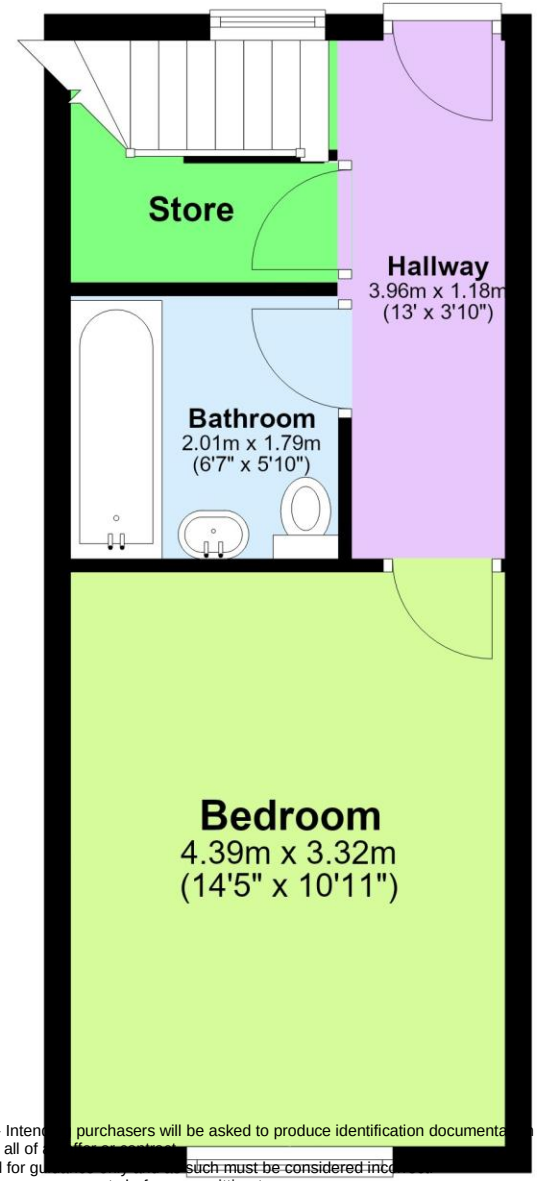



STEVENAGE BAIT AND TACKLE
boys mon


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

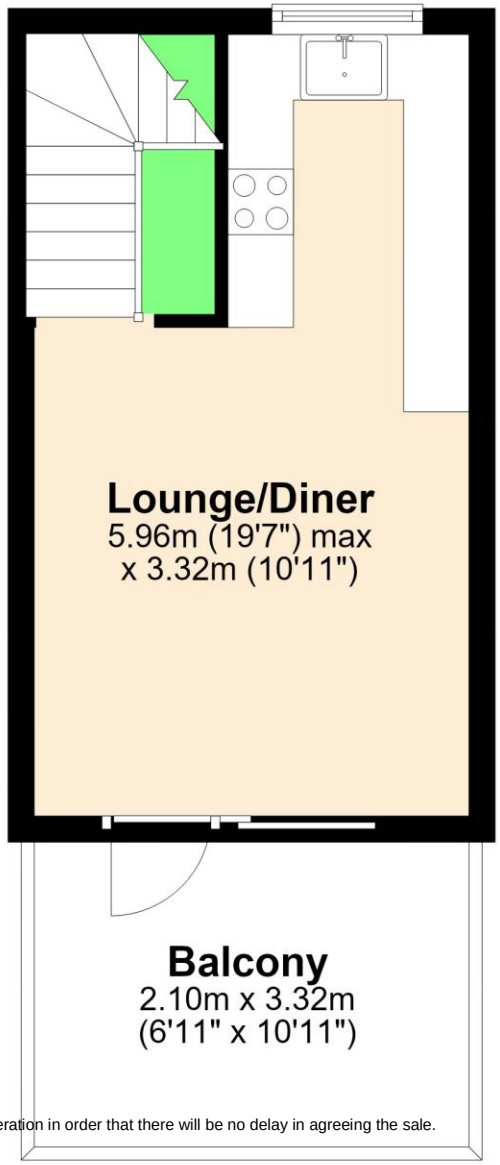
Ground Floor

Approx. 27.5 sq. metres (296.4 sq. feet)



First Floor

Approx. 20.0 sq. metres (215.6 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. 47.6 sq. metres (512.0 sq. feet)