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23 Gray Court, Stevenage, Hertfordshire, SG1 3UH

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£1,050 Per Calendar Month

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

The Old Town offers a unique lifestyle, full of character and charm, with its picturesque surroundings and welcoming community atmosphere. Residents benefit from a variety of local amenities, including independent shops, cafés, restaurants and convenient transport links, all within easy reach. Beautiful green spaces are also nearby, providing the perfect balance between town living and tranquillity.

The property is offered with white goods included and benefits from one allocated parking space.

Available end of April, 2026.

Must be viewed!

EPC Rating - C

Council Tax Band - B

Holding Deposit - £242.00 (equivalent to one week's rent)

Security Deposit: £1,211.00

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### ENTRANCE HALL

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

### LOUNGE

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

### KITCHEN

9'1" x 7'6"

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"

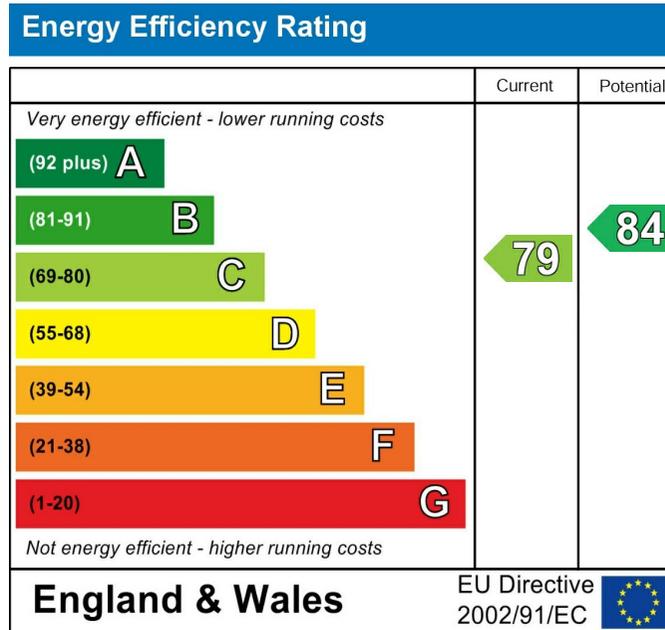
Double glazed window to rear aspect, Airing cupboard. Electric heater. Recess for wardrobes.

### 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.



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. If you are thinking of selling your home or just curious to discover the value of your property, iWEstates 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 iWEstates estate agents.





A floor plan diagram of a residential unit. The layout includes a lounge/diner at the top, a kitchen on the left, an entrance hall at the top right, a bedroom on the right, and an airing cupboard between the kitchen and bedroom. The entrance hall has a door from the top right and a door to the bedroom. The kitchen has two white rectangular units. The bedroom has a door from the entrance hall. The airing cupboard is a small grey square. The lounge/diner is a large light yellow area. The kitchen is a white area. The entrance hall is a brown area. The bedroom is a large yellow area. The airing cupboard is a grey area. The walls are black. There are two white rectangular units at the bottom of the plan, possibly representing windows or doors to the outside.

**LOUNGE/DINER**

**ENTRANCE HALL**

**AIRING  
CUPBOARD**

**KITCHEN**

**BEDROOM**