



mather
estates
independent agents

26 Prestatyn Close SG1 2AJ

Rent £1,025 pcm

Mather Estates welcomes to the market a one-bedroom, unfurnished ground floor flat, ideally located within walking distance of Stevenage Old Town High Street and local amenities.

The accommodation comprises an entrance hall, living room, fitted kitchen complete with white goods, double bedroom and bathroom. The property further benefits from communal parking and water bill included.

A holding deposit of one weeks rent £236.53 is required upon acceptance of an application, this will be deducted from your first months rent should referencing be successful.

Security deposit total- £1,182.69.

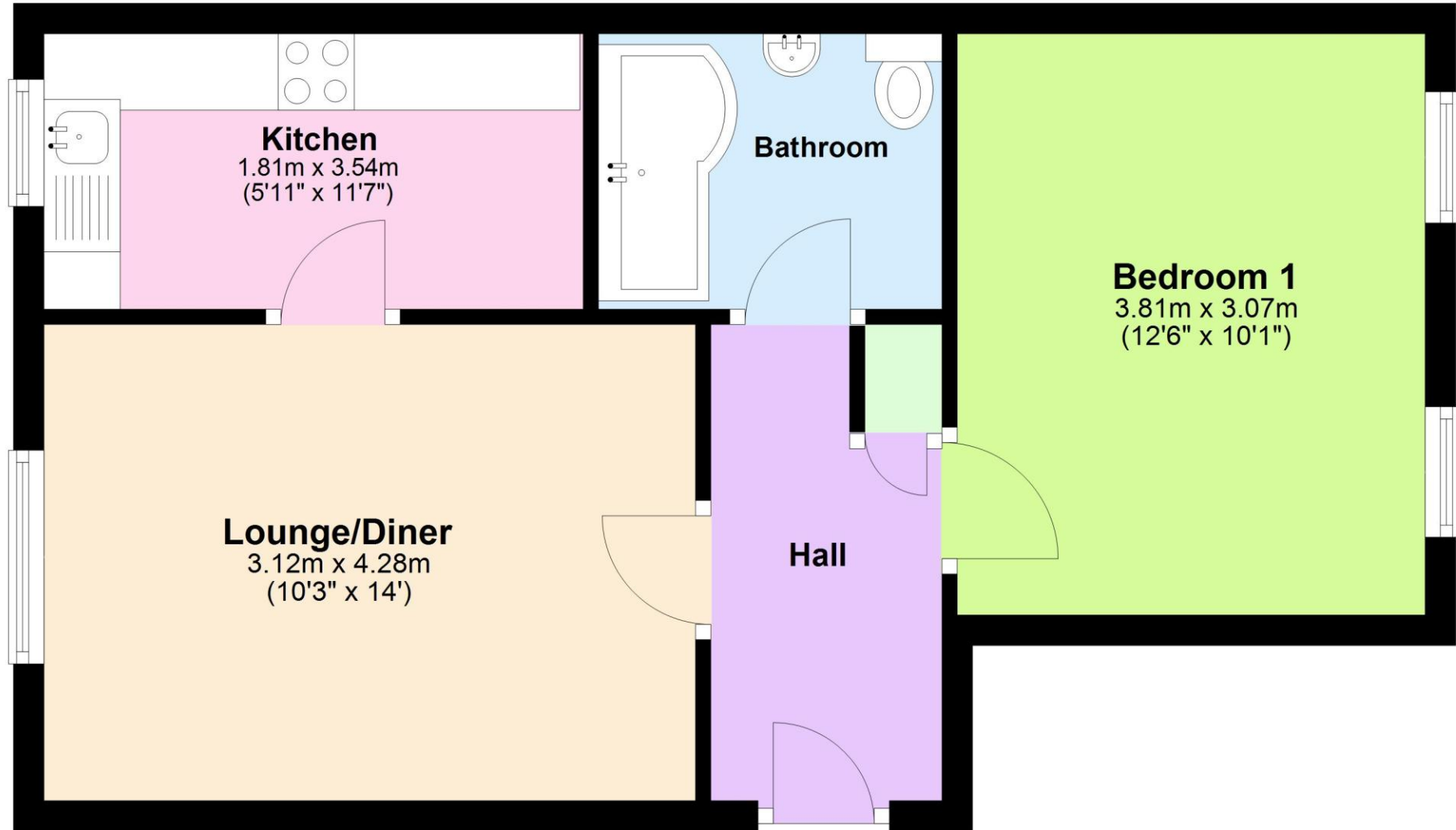




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 41.6 sq. metres (448.1 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. 41.6 sq. metres (448.1 sq. feet)