



Mather Estates welcomes to the market this brand new, high-spec, duplex two-bedroom top-floor apartment, ideally situated above the shops in Symonds Green, Stevenage. The first floor comprises two double bedrooms, with the first bedroom benefiting from a modern en-suite, a separate bathroom and storage cupboard. Upstairs, the second floor features an open-plan living and dining area, complemented by a integrated kitchen with a fridge/freezer. The living area benefits from bi-fold doors, which open directly onto a private balcony. The property further benefits from an allocated parking space within a secure underground car park.

A holding deposit of one weeks rent £380.76 is required upon acceptance of an application, this will be deducted from your first months rent should referencing be successful.

Security deposit total- £1,903.84



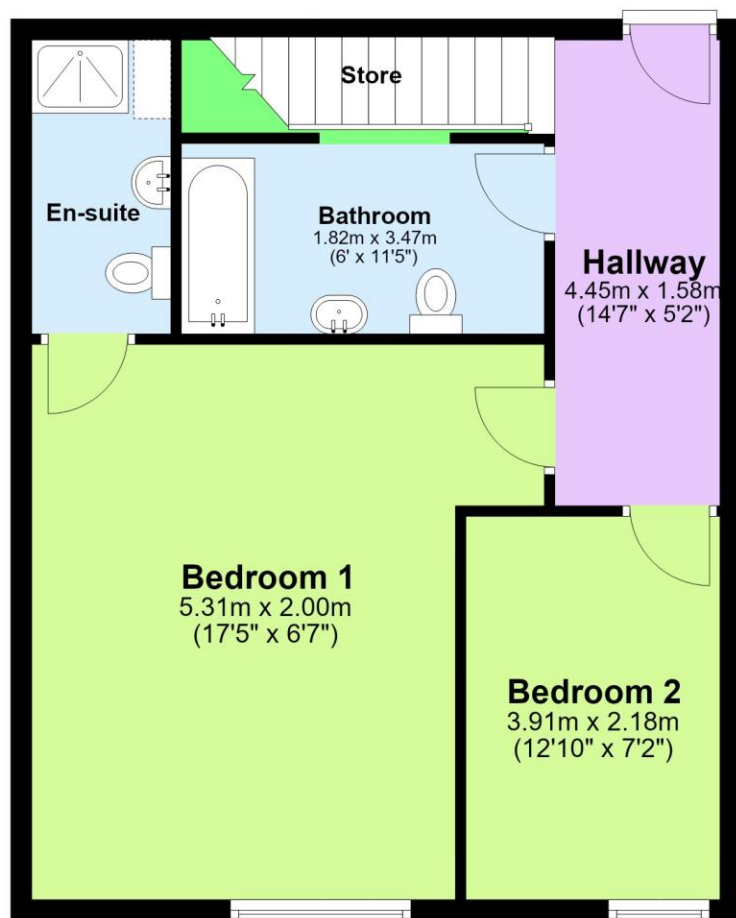




Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

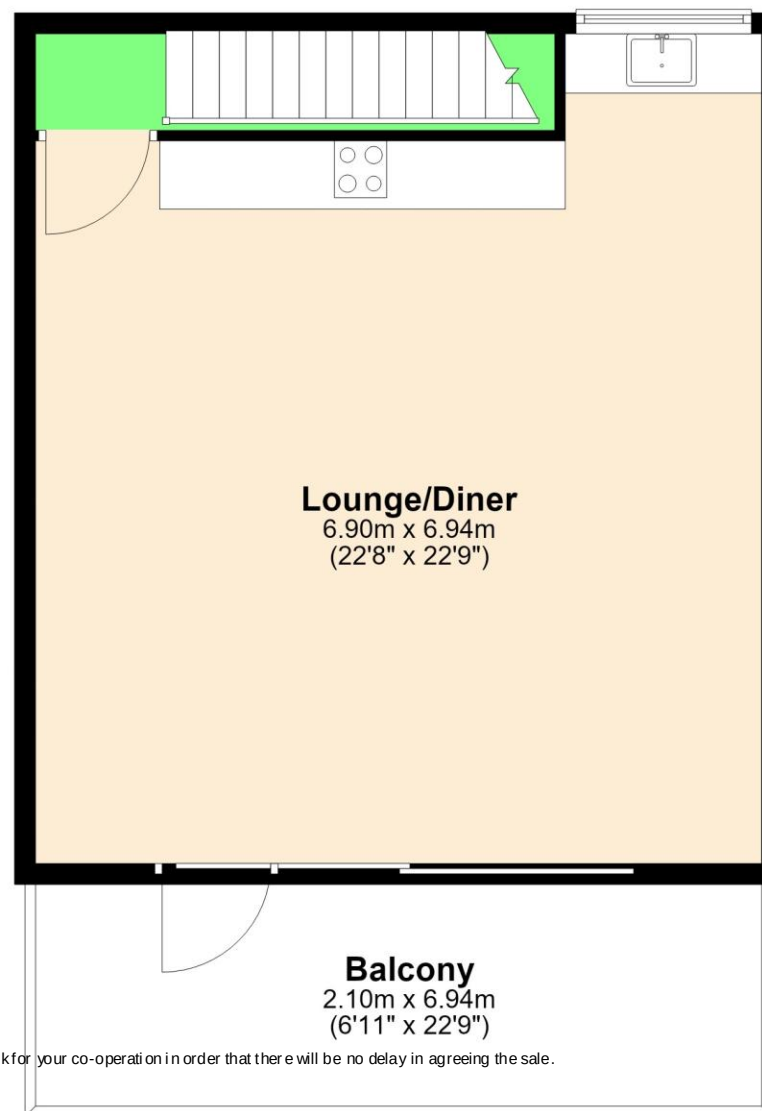
Ground Floor

Approx. 55.1 sq. metres (593.5 sq. feet)



First Floor

Approx. 55.0 sq. metres (592.2 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. 110.2 sq. metres (1185.8 sq. feet)