



• 82b Common Rise • • Hitchin • Hertfordshire • SG4 OHS

£1,100 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



# SUPERB ONE BEDROOM APARTMENT WITH DRIVEWAY AND GARDEN

## THE PROPERTY

double click and type your text in here

## THE OUTSIDE

double click and type your text in here

## THE LOCATION

double click and type your text in here





**Common Rise, Hitchin, SG4 0HS**  
Ground Floor Flat

Approximate Total Area: 29.5 m<sup>2</sup> ... 318 ft<sup>2</sup>

This plan is for illustrative purposes only. Measurements and positions of doors, windows, and fixtures are approximate and should not be relied upon.

These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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## EPC RATING

Band - D

## SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

BROADBAND:

MOBILE SIGNAL:

## LOCAL AUTHORITY

North Herts District Council

Gernon Road

Letchworth Garden City

Hertfordshire SG6 3BQ

Tel: 01462 474000

[www.north-herts.gov.uk](http://www.north-herts.gov.uk)

## COUNCIL TAX

Band - A

## RESERVATION/HOLDING DEPOSIT

Equivalent to one week's rent.

A full scale of charges is available on request.

## DEPOSIT

You will also be required to pay a dilapidations deposit equivalent to 5 weeks' rent prior to the start of your tenancy. This will be lodged with the "Deposit Protection Service".

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

**Charter Whyman**

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[www.charterwhyman.co.uk](http://www.charterwhyman.co.uk)