



**mather  
estates**  
independent agents



## 361 Broadwater Crescent, Stevenage Hertfordshire, SG2 8EZ

Mather Estates are pleased to welcome to the market this unfurnished one-bedroom first-floor flat, ideally situated in the popular Broadwater Crescent area of Stevenage.

The property comprises a fitted kitchen with appliances, a spacious living/dining area, bedroom, bathroom and a private balcony. Further benefits include ample on-road parking, access to a communal garden and close proximity to local amenities, shops, and transport links.

**£1,000 pcm**





## SUMMARY

Mather Estates are pleased to welcome to the market this unfurnished one-bedroom first-floor flat, ideally situated in the popular Broadwater Crescent area of Stevenage.

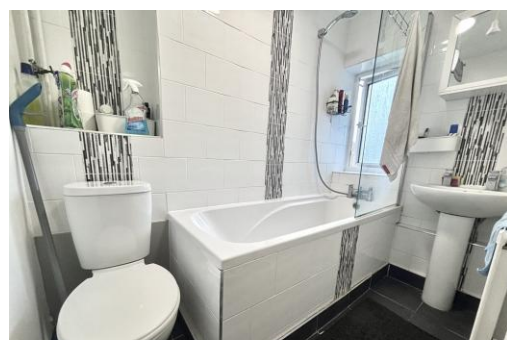
The property comprises a fitted kitchen with appliances, a spacious living/dining area, bedroom, bathroom and a private balcony.

Further benefits include ample on-road parking, access to a communal garden and close proximity to local amenities, shops, and transport links.

The initial tenancy length is 12 months minimum.

A holding deposit of one weeks rent £230.76 is required upon acceptance of an application and refundable of the first months rent.

Security deposit total- £1,153.84.



## ENTRANCE HALL

Wood-effect flooring, wall mounted radiator, doors leading to;

## BATHROOM

White bathroom suite comprising of tiled enclosed bath with mixer tap and shower attachment, vanity wash hand basin with hot and cold tap, mirrored cabinet, tiled flooring, radiator, double glazed window to side aspect and WC.

## KITCHEN

Fitted with a range of white wall and base units, complementary work surface with 1.5 bowl sink drainer and mixer tap, complementary tile splashback, 4 burner Gas hob, electric oven built under. fridge/freezer, washing machine, integrated microwave, double glazed window to rear aspect, rollerblind, tiled flooring.

## LOUNGE/DINER

2x double glazed windows to front and side aspect, rollerblinds, wall mounted radiator, wood- effect flooring, tv point, cupboard, boiler, door leading to outside private balcony

## BEDROOM

Double glazed window to side aspect, rollerblind, wall mounted radiator, wood-effect flooring.

## BALCONY

Private, overlooking rear of property.

## OUTSIDE

Bin area, communal Garden, on-road parking.

## DISCLAIMER

Disclaimer - Mather Estates Stevenage for themselves and for the Landlord of the property, who as agents they are to give notice that: (a) these particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (b) no person in the employment of Mather Estates has any authority to make or give any representation or warranty whatsoever in relation to the property. These details are presented Subject to Contract and Without Prejudice.

Measurements provided are taken from the Agent and must be used as a guide and