



**Mather Estates welcomes to the market this well-presented two-bedroom first-floor maisonette, ideally situated in the highly desirable town of Letchworth, within walking distance of the town centre and mainline railway station.**

**The accommodation comprises an entrance hall with stairs leading to the first floor, a fitted kitchen complete with appliances, lounge/dining room, one double bedroom, one single bedroom and bathroom.**

**Further benefits include a large storage cupboard in the hallway, a generously sized private rear garden with a brick-built storage shed and on-street parking.**

**A holding deposit of one weeks rent £294.23 is required upon acceptance of an application, this will be deducted from your first months rent should referencing be successful.**

**Security deposit total- £1,471.15.**



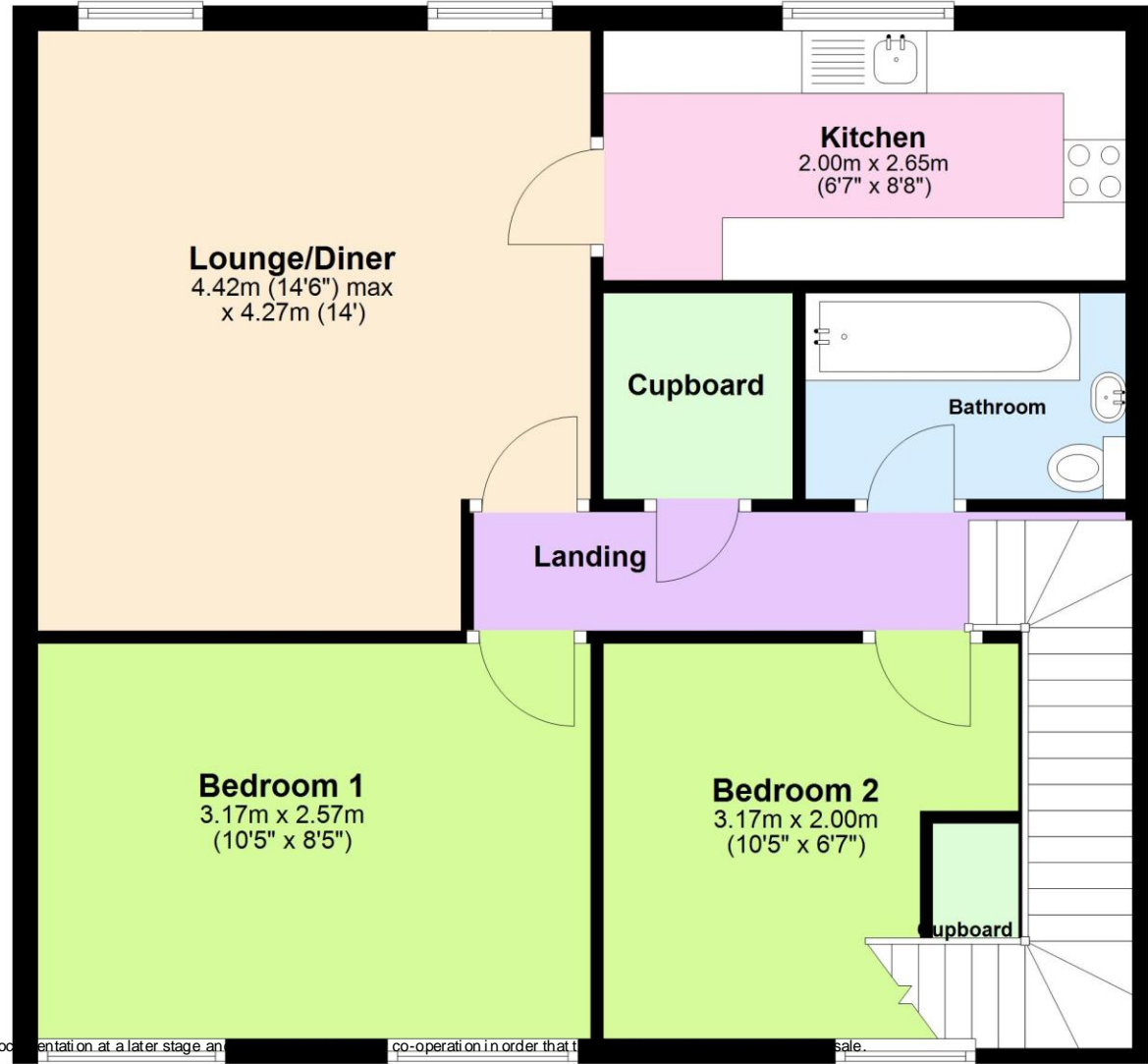




Energy Efficiency Rating		Current	Potential	Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A			92-100	A		
81-91	B			81-91	B		
69-80	C			69-80	C	77	80
55-68	D			55-68	D		
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

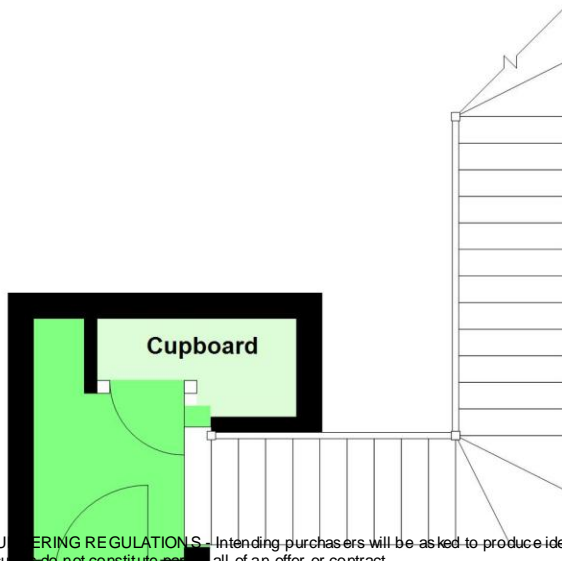
## First Floor

Approx. 56.6 sq. metres (609.0 sq. feet)



## Ground Floor

Approx. 3.3 sq. metres (35.4 sq. feet)



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and co-operation in order that it can be processed for sale.
2. These particulars do not constitute the whole 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. 59.9 sq. metres (644.4 sq. feet)