



m **mather**
estates
independent agents

51 Blacksmiths Hill SG2 7LQ

Rent £1,100 pcm

Mather Estates welcomes to the market a two-bedroom top floor apartment, ideally situated in the sought-after village of Benington. The property comprises an entrance hall, living/dining area, fitted kitchen with appliances, two bedrooms, bathroom, and ample storage throughout. Externally, residents can enjoy access to a communal rear garden, along with convenient on-street parking.

A holding deposit of one weeks rent £253.84 is required upon acceptance of an application, this will be deducted from your first months rent should referencing be successful.

Security deposit total- £1,269.23.

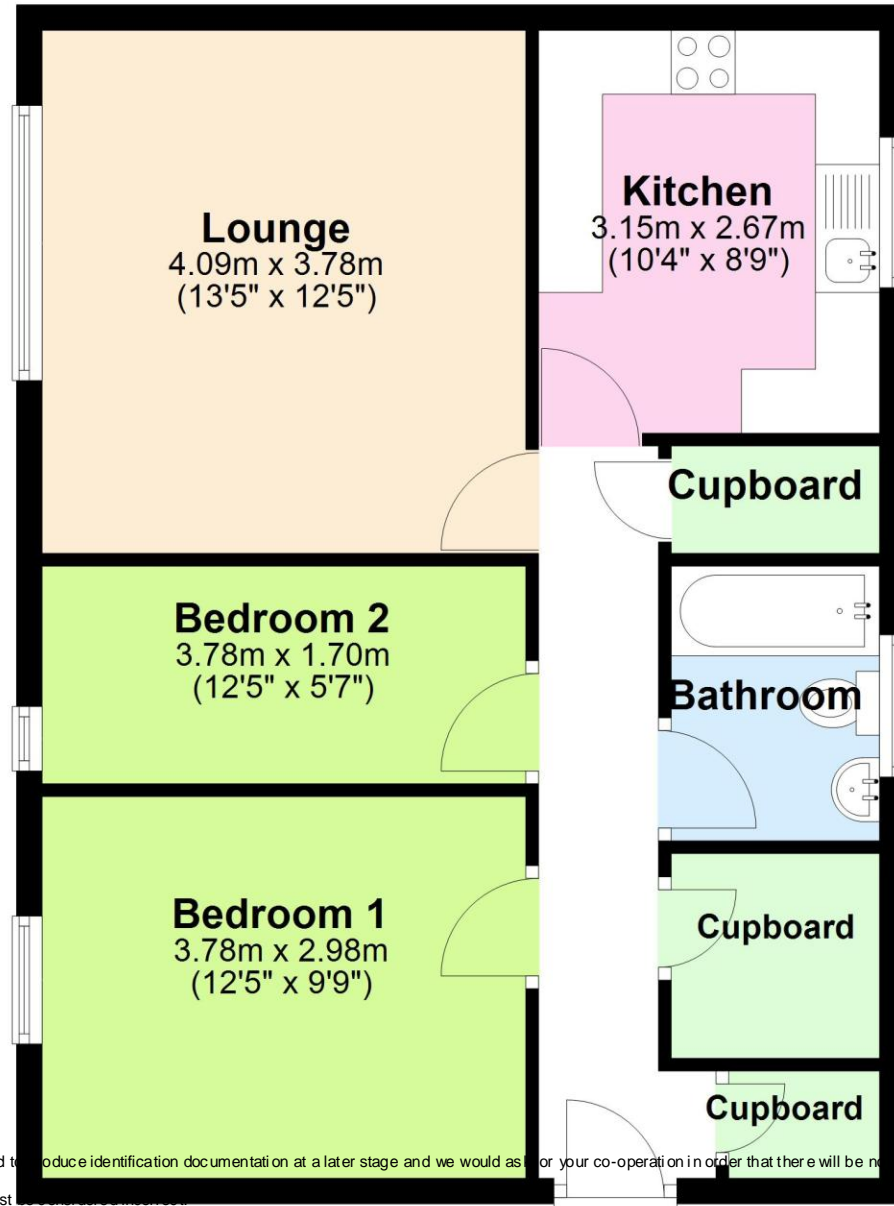




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	40 E	
21-38	F		
1-20	G		

Second Floor

Approx. 58.6 sq. metres (630.9 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 not be relied upon.
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. 58.6 sq. metres (630.9 sq. feet)

