



10 Millwood Court • Brook Street • Stofold • Hitchin • SG5 4LA

£1,100 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



SUPERB ONE BEDROOM APARTMENT WELL PRESENTED THROUGHOUT CLOSE TO AMMENITIES

THE PROPERTY

This centrally positioned ground floor purpose-built one bedroom apartment is close to several local amenities. Inside it is presented in excellent order throughout and offers a sizeable sitting/dining room and bedroom, There is also a modern fitted kitchen including certain appliances & a well equipped bathroom.

Additionally the property benefits from double glazed windows and a superb paved patio.

The property is available for rent unfurnished.

THE OUTSIDE

The property further benefits from a private patio and lawned garden area with a washing line, for the exclusive use of No.10, with an adjacent allocated parking space which is also included

Millwood Court benefits from a private residents' car park to the rear, with additional visitor parking spaces, as well as a communal bin store and a shared washing line area.

THE LOCATION

The apartment is conveniently located in the centre of the pleasant small town of Stotfold in central Bedfordshire, close to the border with Hertfordshire. The town provides good local facilities including shops, schools, pubs, eateries and other amenities. A wider range of facilities are available in the nearby towns of Letchworth Garden City, Hitchin, Baldock and Biggleswade, all of which are within 6 miles.

All the above towns offer mainline railway stations, but the closest is at Arlesey, less than 2 miles away. Regular services run throughout the day to London St Pancras, most scheduled to take just 39 minutes. Stotfold lies just off the A507, running east to west and linking the A1 (M) and the M1.





Millwood Court, Brook Street, Stotfold, SG5 4LA

Approximate Total Area: 41.4 m² ... 446 ft²

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 - C

SERVICES

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

BROADBAND: A choice of providers with claimed download speeds of up to 1,000

Mbps.

MOBILE SIGNAL: Most providers claim up to 5G coverage.

LOCAL AUTHORITY

Central Bedfordshire Council

Priory House, Monks Walk

Chicksands

Shefford

Bedfordshire SG17 5TQ

Tel: 0300 300 8301

www.centralbedfordshire.gov.uk

COUNCIL TAX

Band - B

RESERVATION/HOLDING DEPOSIT

Equivalent to one week's rent.

A full scale of charges is available on request.

DILAPIDATIONS 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

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

www.charterwhyman.co.uk