



**mather
estates**
independent agents



194 Prestatyn Close, Stevenage Hertfordshire, SG1 2AR

Mather Estates welcomes to the market this recently refurbished, first floor, two bedroom flat, ideally located just behind Stevenage Old Town. The property is offered unfurnished and comprises a welcoming entrance hall, living room, a modern kitchen fitted with new appliances, bathroom and two bedrooms.

Additional benefits include a secure entry system, communal parking, and water charges included within the rent.

£1,350 pcm



SUMMARY

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Initial tenancy length is 12 months minimum. NEW CARPETS WILL BE FITTED 13/02

A holding deposit of one weeks rent £311.53 is required upon acceptance of an application, this will be deducted from your first months rent should referencing be successful.

Security deposit total- £1,557.69.



ENTRANCE HALL

Wall mounted electric radiator, cupboard, water tank, laminate flooring, doors leading to;



LIVING ROOM

Wall mounted electric radiator, laminate flooring, two double glazed windows to rear aspect, door leading to Kitchen and Hallway.



KITCHEN

Double glazed window to rear aspect, roller blind, laminate flooring range of wall and base units with counter top, tiled splashback, free standing fridge/freezer, free standing electric oven with 4 electric hobs, washing machine, bowl sink with drainer and mixer tap, extractor fan.

BATHROOM

Laminate flooring, wall mounted towel holder electric radiator, double glazed window to side aspect, panel bath with electric shower over and mixer tap, wash hand basin with mixer tap, shower curtain, WC.

BEDROOM 1

Carpet, double glazed window to front aspect, wall mounted electric radiator, curtain pole.

BEDROOM 2

Carpet, double glazed window to front aspect, wall mounted electric radiator, curtain pole.

OUTSIDE

Communal parking, bin store.

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