



**mather
estates**
independent agents



3 Tarrant Court, Ingleside Drive, Rooks Nest Stevenage, SG1 4RG

Mather Estates welcomes to the market an unfurnished, two bedroom ground floor apartment situated a short walk from Lister Hospital in Ingleside Drive, Stevenage.

The property comprises a wide entrance hall with dual storage cupboards, bathroom, separate WC, kitchen with white goods, living/dining area with patio doors to a south facing balcony and two bedrooms with storage.

The property further benefits from permit parking and a communal garden.

£1,400 pcm



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The initial tenancy length is long term minimum 6 months.

A holding deposit of one weeks rent £323.07 is required upon acceptance of an application, this will be deducted from your first months rent should referencing be successful.

Security deposit total- £1,615.38.

ENTRANCE HALL

2x Storage cupboards, water tank, meter cupboard, carpet, radiator, doors leading to;

WC

Tiled flooring, double glazed window to rear, WC.

BATHROOM

Tiled flooring, double glazed window to rear, panel bath with electric shower over, hot and cold tap, wash hand basin with hot and cold tap.

KITCHEN

Double glazed window to rear, roller blind, tiled flooring, range of wall and base units with counter top, tiled splashback, electric oven with 4 electric hobs built under with integrated extractor hood over, washing machine, fridge/freezer, 1.5 bowl sink with drainer and mixer tap.

OPEN PLAN LOUNGE/DINING AREA

Radiator, carpet, double glazed french doors leading to south facing balcony to rear.

BEDROOM 1

Carpet, 2x double glazed windows to rear, blinds, radiator, built in wardrobe.

BEDROOM 2

Radiator, carpet, double glazed window to rear, single wardrobe.

OUTSIDE

Communal garden, south facing balcony, permit parking.

Disclaimer - Mather Marshall Stevenage for themselves and for the vendors of the apartments, whose 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 Marshall 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 vendor and must be used as a guide and for any inaccuracies we cannot be accountable for. It is our suggestion you speak to your legal team before exchange of contract to finalise fittings, rights and your own boundaries.

