



**mather  
estates**  
independent agents



## 30 Highcroft The Chace, Stevenage, SG2 8QU

Mather Estates welcomes to the market a recently decorated, unfurnished, one bedroom flat situated in the Roebuck area of Stevenage. The property comprises an entrance hall, spacious lounge, fitted kitchen with appliances, double bedroom and bathroom. The property further benefits security entry system, lift access and communal gardens.

The initial tenancy length is short term only 6 months minimum.

**£925 pcm**



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A holding deposit of one weeks rent £213.46 is required upon acceptance of an application and refundable on the first months rent should referencing be successful.

Security deposit total- £1,067.30.

### COMMUNAL ENTRANCE

Secure entry system, lift and stair access.

### ENTRANCE HALL

3.54m x 2.00m (11'7" x 6'7") - Entrance via wooden door, wooden laminate flooring, sliding door to storage cupboard, door to bathroom, door to bedroom, entrance to living/dining room, electric radiator.

### LOUNGE/DINING AREA

5.78m x 3.81m (19'0" x 12'6") - Double glazed windows to front aspect, wooden laminate flooring, electric radiator, entrance to hallway.

### FITTED KITCHEN

5'5" 9'8" (1.75m

3.02m x 1.73m (9'11" x 5'8") - Double glazed window to side aspect, tiled flooring, range of wall and base units, stainless steel sink with drainer, freestanding gas hob/oven, freestanding washing machine, freestanding fridge/freezer, storage cupboard, tiled walls, door to living/dining room.

### DOUBLE BEDROOM

4.76m x 3.26m (15'7" x 10'8") - Double glazed windows to front aspect, carpet, electric radiator, storage cupboard.

### BATHROOM

2.07m x 2.37m (6'9" x 7'9") - Double glazed window to rear aspect, dual flush WC, wash hand basin with vanity unit, tiled walls and flooring, panel bath with shower over, storage cupboard.

### OUTSIDE

Communal gardens, ample street parking.

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