



## Park View, Stevenage, Hertfordshire. SG2 8PZ

- GROUND FLOOR FLAT
- AVAILABLE NOW
- ONE BEDROOM
- NEWLY REFURBISHED
- UNFURNISHED BASIS
- WHITE GOODS INCLUDED
- SECURE ENTRY SYSTEM
- GOOD STORAGE
- CLOSE TO SHOPS AND AMENITIES



## PROPERTY DESCRIPTION

Available now; this ground floor, one bedroom flat situated in Park View, Oaks Cross.

Recently been refurbished, the property was previously a studio flat but a partition wall allows the sense of a private bedroom space. The property comprises; Lounge, bedroom, kitchen, shower room and three storage cupboards.

Situated on the corner of Park View; the property is close to local shops and amenities including;

Local Shops 0.0 miles

A1m 1.4 miles

Town Centre 1.8 miles

Stevenage Train Station 1.9 miles



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALLWAY

Doors to Lounge and bathroom. Storage cupboard.

#### LOUNGE

2.37m x 3.65m (7' 9" x 12' 0")

A larger room that has been divided to make a lounge and bedroom. Large storage cupboard. Window to the front aspect. Radiator.

#### BEDROOM

2.87m x 2.37m (9' 5" x 7' 9")

Bedroom with window to the side aspect. Radiator.

#### KITCHEN

2.38m x 2.01m (7' 10" x 6' 7")

Fitted kitchen with wall and base units with worksurface over. Wall mounted combination boiler. window to the side aspect. Electric hob. Washing machine and undercounter Fridge.

#### SHOWER ROOM

1.58m x 1.38m (5' 2" x 4' 6")

Single shower enclosure with vanity wash hand basin and w/c. Tiled to splash areas. Window to the side aspect.

### AGENTS NOTES

This property is available now on an unfurnished basis with appliances.

The monthly rent is £900.


A holding deposit of £207.69 to secure the property is required when the rental is agreed.

A total of five weeks deposit of £1038.45 will need to be paid on move in day, this will be lodged with Tenancy Deposit Scheme. (Your holding deposit will be included into this cost)

To pass referencing you will need to earn over £29,000 per year.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

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