



# Monument Court, Woolners Way, Stevenage, Hertfordshire. SG1 3AD

- AVAILABLE END OF APRIL 2024
- UTILITY BILLS INCLUDED IN RENT
- TWO DOUBLE BEDROOMS
- SEPARATE KITCHEN
- LOUNGE/DINER
- BALCONY
- UNDERGROUND SECURE PARKING
- LIFT ACCESS
- SECURE ENTRY SYSTEM
- EN-SUITE SHOWER ROOM



## PROPERTY DESCRIPTION

This two bedroom, two bathroom, mid floor apartment has all its utility bills included in the price of the rent and is available on an unfurnished basis from the end of April.

The property comprises; entrance hallway with storage cupboards, separate kitchen, large lounge/diner with balcony access, master bedroom with built in wardrobes and en-suite shower room, second double bedroom and family bathroom. The apartment has an allocated parking space in an underground secure car park with lift access up to the property. The building has a secure entry system.

Monument Court is located in the Old Town of Stevenage and is a great location for commuters and people looking to get into the New and Old Town easily and quickly. Stevenage Old Town is a bustling high street of bars, restaurants, shops and boutiques. Other local amenities close by include:

King George Surgery 0.2 miles

Stevenage old Town 0.3 miles

Woolenwick Primary School 0.3 miles

Barclay Secondary School 0.5 miles

Stevenage Train Station 0.5 miles

Stevenage Town Centre 0.6 miles



## ROOM DESCRIPTIONS

### THIRD FLOOR

#### ENTRANCE HALLWAY

Doors to kitchen, lounge, bathroom and bedrooms. Two storage cupboards, one of which houses the hot water tank.

#### LOUNGE/DINER

3.7m x 6.76m (12' 2" x 22' 2")

Large lounge diner with patio doors opening out to the balcony. Radiator.

#### KITCHEN

3.4m x 1.77m (11' 2" x 5' 10")

Fitted kitchen with range of wall and base units with worksurface over, fridge/freezer and dishwasher.

#### BEDROOM ONE

3.82m x 2.7m (12' 6" x 8' 10") MAX

Double bedroom with window to the front aspect, fitted wardrobes and access to en-suite shower room. Radiator.

#### EN-SUITE SHOWER ROOM

2.9m x 1.4m (9' 6" x 4' 7")

Double shower enclosure, wash hand basin and w/c. Window to the side aspect.

#### BEDROOM TWO

2.4m x 3.5m (7' 10" x 11' 6")

Double bedroom with window to the front aspect. Radiator.

#### BATHROOM

2.2m x 1.6m (7' 3" x 5' 3")

Side panel bath with shower over, enclosed w/c and wash hand basin.

#### EXTERIOR

#### UNDERGROUND SECURE CAR PARK

Allocated parking space.

#### AGENTS NOTES

This property is available from the end of April on an unfurnished basis.

The monthly rent is £1650pcm.

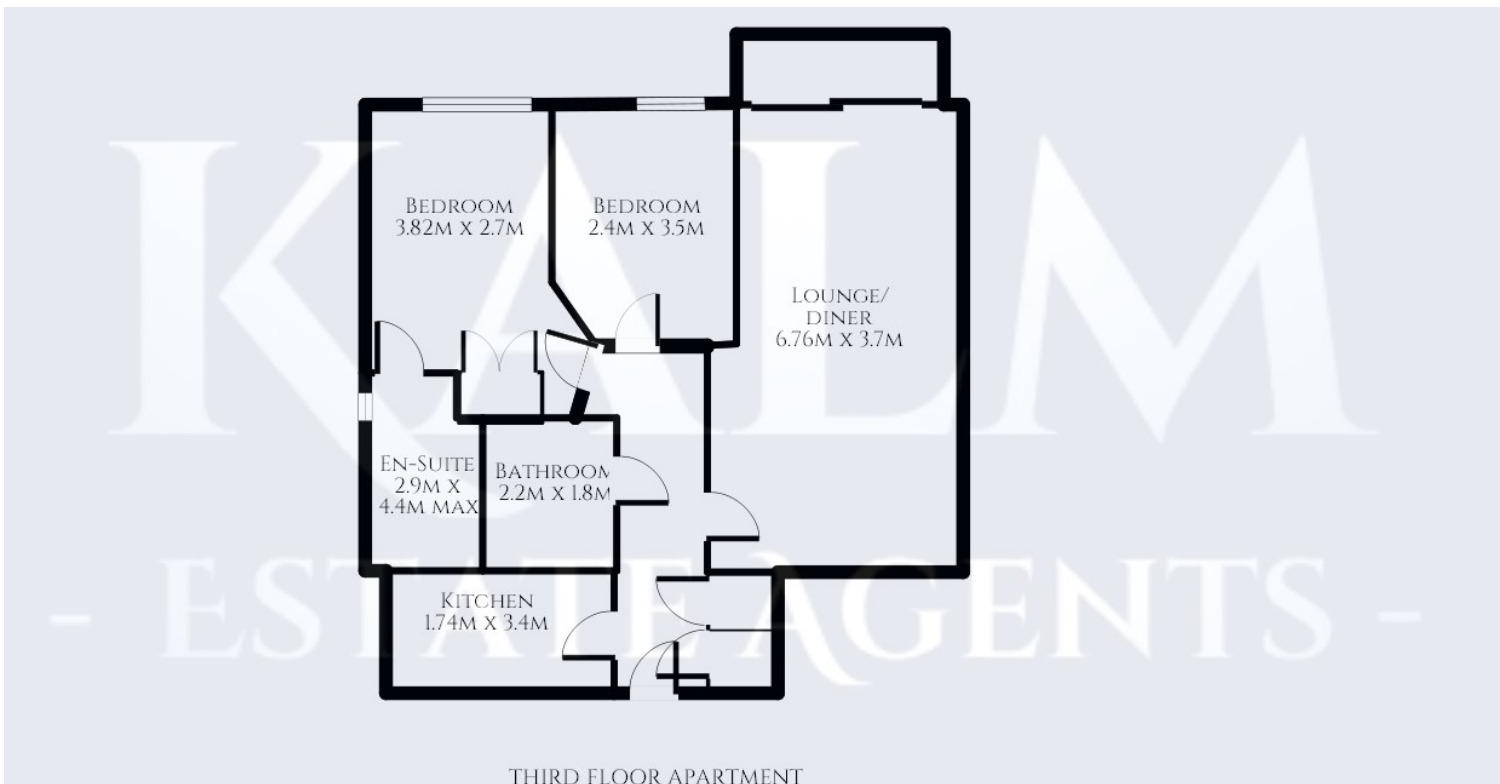
The rental price includes utility charges i.e electricity and water.

A holding deposit of £380.76 to secure the property is required when the rental is agreed.

A total of five weeks deposit of £1903.80 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 £49,500 between applicants.





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>	<b>81</b>	<b>82</b>
(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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