



# Roundmead, Stevenage, Hertfordshire. SG2 9PH

- AVAILABLE 5TH JULY
- UNFURNISHED BASIS
- HEATING BILL INCLUDED IN RENT
- GROUND FLOOR FLAT
- COMMUNAL GARDEN
- PARKING



## PROPERTY DESCRIPTION

Available from July 5th, on an unfurnished basis is this one bedroom ground floor flat. The property comprises; lounge, kitchen, bedroom and a fitted bathroom. To the outside, your back door leads to a secluded rear communal area. The property also comes with its own parking space. The property benefits from communal gas central heating meaning you do not have to pay a gas utility bill.

Located in the desirable Poplars area of Stevenage this property has communal gardens to the front and back and launderette onsite along with residents private parking. The local area offers great amenities to include:-

Sainsbury's Supermarket 0.4 miles

Local bar and restaurant 0.4 miles

Fish and Chip Shop and restaurant 0.4 miles

Pharmacy - 0.4 miles

A1m Junction 7 2.0 miles

Stevenage Town Centre 2.0 miles

Stevenage Train station 2.1 miles



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALLWAY

Doors to lounge, bathroom and kitchen.

#### KITCHEN

2.15m x 3.01m (7' 1" x 9' 11") MAX

Fitted white gloss kitchen with a range of wall and base units with worksurface over. Window to the front aspect.

#### LOUNGE

2.68m x 4.46m (8' 10" x 14' 8")

Good size lounge with window to the rear aspect. Door to bedroom. Radiator.

#### BEDROOM

2.17m x 3.6m (7' 1" x 11' 10")

Double bedroom with door leading out to rear garden. Built in wardrobe.

#### BATHROOM

1.7m x 2.14m (5' 7" x 7' 0")

Partially tiled bathroom comprising; side panel bath with electric shower over, wash hand basin and w/c. Window to the front aspect.

### AGENTS NOTES

This property is available from 5th July; on an unfurnished basis.

The monthly rent is £950pcm.

A holding deposit of £219.23 to secure the property is required when the rental is agreed.

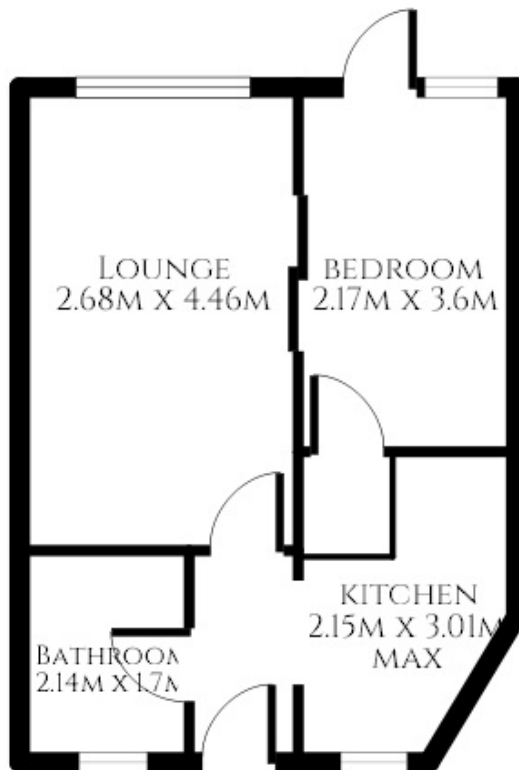
A total of five weeks deposit of £1096.15 will need to be paid on move in day, this will be lodged with Tenancy Deposit Scheme. (Your holding deposit will be included into this cost)

To pass referencing you will need to earn over £28500 per year between applicants.

If a guarantor is required, one single guarantor will need to earn £34200 per year.



FLOORPLAN & EPC



GROUND FLOOR

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>		
(55-68)	<b>D</b>	63	68
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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