



73a Broadwater Crescent, Stevenage, Hertfordshire. SG2 8EL

- TWO BEDROOMS
- FIRST FLOOR MAISONETTE
- GARDEN
- KITCHEN/DINER
- CLOSE TO AMENITIES
- CLOSE TO A1M AND A602
- AVAILABLE NOW
- UNFURNISHED BASIS



PROPERTY DESCRIPTION

This two bedroom, first floor Maisonette on Broadwater Crescent is available immediately on an unfurnished basis. The property comprises kitchen/diner, lounge, two bedrooms and bathroom making it a great first time purchase or investment.

Broadwater Crescent is a fantastic location for a number of amenities including;

Local shops 0.0 Miles

Roebuck Doctors 0.1 Miles

Tesco superstore 0.2 Miles

Roebuck Primary School 0.2 Miles

Shephalbury Park 0.3 Miles

Barnwell Secondary School 0.6 Miles

A1m Junction 7 0.8 Miles

Stevenage Train Station 1.4 mile



ROOM DESCRIPTIONS

FIRST FLOOR

HALLWAY

Doors to all rooms.

LOUNGE

4.5m x 2.6m (14' 9" x 8' 6")

A good size room with two windows to the rear aspect.

KITCHEN/DINER

3.4m x 3m (11' 2" x 9' 10")

Range of wall and base units with worksurface over. Space for washing machine, freestanding cooker and fridge/freezer. Space for a dining table. Window to the front aspect.

BEDROOM ONE

3.1m x 2.8m (10' 2" x 9' 2")

Double bedroom with window to the front aspect. Storage cupboard.

BEDROOM TWO

2m x 2.2m (6' 7" x 7' 3")

Single bedroom with window to the rear aspect. Storage cupboard.

BATHROOM

1.6m x 1.5m (5' 3" x 4' 11")

Comprising side panel bath, wash hand basin and w/c.

EXTERIOR

REAR GARDEN

An enclosed rear garden is accessible from a gate off Woodland Way.

AGENTS NOTES

This property is available now on an unfurnished basis.

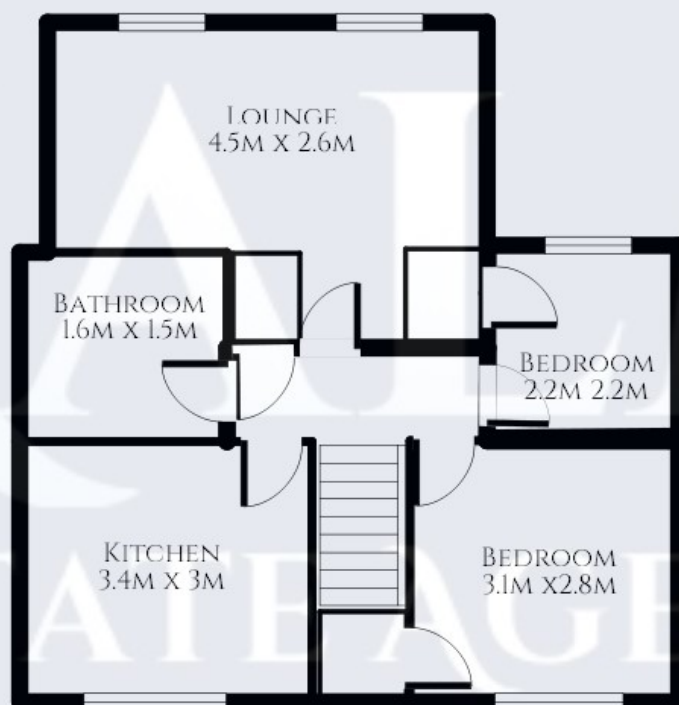
The monthly rent is £1300

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

A total of five weeks deposit of £1625.00 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 £39000 per year between applicants





FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Stevenage
 29, Shephall Green, Stevenage, SG2 9XS
 01438 572020
linzi.davis@kalmestateagents.co.uk