

4 & A Half St Annes Road
HITCHIN
Hertfordshire
SG5 1QB

£1,300.00 Per Calendar Month*

Quick Reference: 3852440



**COUNTRY
PROPERTIES**

Est
1974

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Stunning two bedroom maisonette with a lovely courtyard garden set in a quiet tucked away location yet within easy reach of the Town and Station. Available early July. EPC Rating C (73).

- Two double bedrooms
- Master with en suite
- Living room with feature fire place

- Stunning kitchen with cooker, fridge, dishwasher and washing machine.
- Main bathroom
- GCH

- Lovely courtyard garden
- Fantastic central location
- Available early July

Entrance Hall Radiator, Oak flooring, door to:

Bathroom Three piece suite comprising bath with hand shower attachment, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, frosted window to front, heated towel rail.

Kitchen Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap, integrated dishwasher, fitted oven, four ring gas hob with extractor hood over, two skylights, window to side, vaulted ceiling, under floor heating, double doors to garden, open plan to lounge.

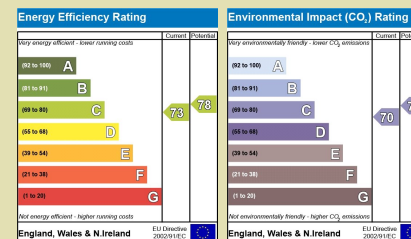
Bedroom Two windows to side, double radiator, folding door to:

En-Suite Three piece suite comprising Jacuzzi bath with hand shower attachment, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, window to rear, window to side, heated towel rail.

Bedroom Bay window to front and feature fireplace, radiator.

Outside

Garden Rear landscaped Courtyard Garden



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* Fees (incl. VAT): Admin Fee £125 per tenancy, Referencing Fee £30 per adult (proposed tenant, or required guarantor), Company Referencing Fee £60. A Holding Fee (which will be used as the first month's rent) is required on completion of satisfactory references. A Deposit is required prior to occupancy, which will equate to 1.5 times the monthly rent. A Check Out charge of £110 is payable at the end of the tenancy.

Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given us a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.



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