



PUTTERILLS

est. 1992

£1,400 PCM
Monument Court

Stevenage, SG1 3AE

PROPERTY SUMMARY

A fantastic two bedroom first floor apartment with balcony situated in the heart of Stevenage within walking distance of the train station and many amenities. Offered on a part furnished basis. Presented in a modern and neutral decor throughout, this property comprises of entrance hall, open plan lounge/kitchen/diner with doors onto balcony, two double bedrooms, including a family bathroom with Jack and Jill doors. Additionally, the property benefits from allocated underground parking, built in storage and a telephone entry system. This property must be viewed to be fully appreciated. EPC rating: B

Location - Stevenage comprises both the New and Old Towns and is conveniently situated within easy access of the A1M. The Historic High Street in the Old Town offers a good selection of shops, a Tesco Express supermarket, cafés/restaurants, public houses and a public library. In addition the area is well served by a good selection of local primary and secondary schools. There are more comprehensive shopping facilities in the nearby New Town with Schools, a Leisure Complex, Theatre and Arts Centre and Stevenage mainline train station with fast regular trains to London Kings Cross (23 mins).

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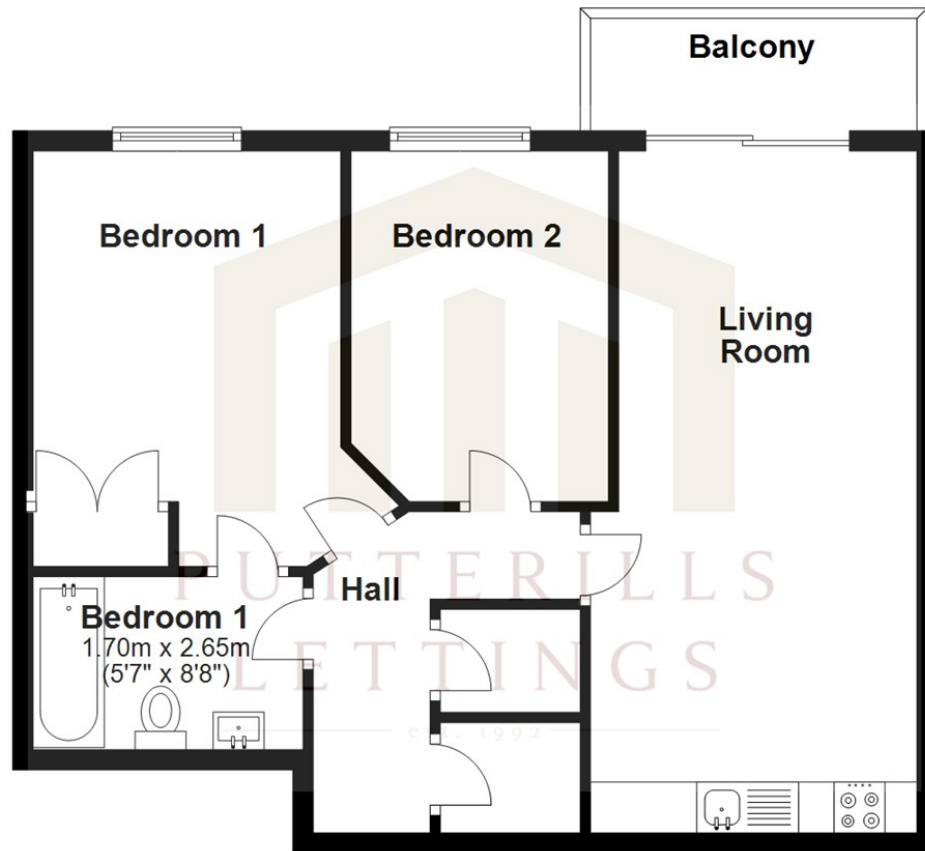






Ground Floor

Approx. 56.4 sq. metres (607.0 sq. feet)



Total area: approx. 56.4 sq. metres (607.0 sq. feet)

Approximate measurements not to scale for room identification purposes only
Plan produced using PlanUp.

LOCAL AUTHORITY

Stevenage

TENURE

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

Putterills Lettings
123 London Road
Knebworth
SG3 6EX

OFFICE DETAILS

01462 419333
lettings@putterills.co.uk
www.putterills.co.uk