# 29, Dunkerley Court

**Birds Hill, Letchworth Garden City,**
**Hertfordshire, SG6 1FE**

**£810 pcm**

COUNTRY PROPERTIES
PART OF HUNTERS

Fees (incl. VAT): Admin Fee £150 per tenancy, Referencing Fee £35 per adult (proposed tenant, or required guarantor), Company Referencing Fee £100. 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 £115 is payable at the end of the tenancy.

# Well Presented Modern Two Bedroom Ground Floor Apartment

- Excellent central location ideal for mainline station and town centre
- Open plan kitchen/living room with French doors
- Fitted Kitchen With Integrated Appliances
- Master Bedroom With Ensuite
- Well appointed main bathroom
- Electric heating and double glazed throughout
- Underground parking
- Rent inclusive of water bills
- Unfurnished and available NOW!

## Ground Floor

### Communal Entrance

Main entry gate from Birds Hill. Further internal communal door. Post boxes. Stairs and lifts to all floors.

### Hall

Laminated wooden flooring. Electric heater. Storage cupboard and cupboard housing hot water tank. Door to:

### Living Area

14' 6" max x 12' 8" (4.42m x 3.86m)
Double glazed window and French doors to rear overlooking communal gardens. TV and Telephone points. Electric heater and security entry phone. Laminated wooden.

### Kitchen

7' 5" x 7' 2" (2.26m x 2.18m)
Range of fitted kitchen units to base and eye level. Roll top work surfaces incorporating a stainless steel sink unit. Integrated appliances include oven, hob and extractor hood, fridge and washer dryer. Laminated wooden flooring and ceramic tiling to splash back areas. Open plan living area.

### Bedroom One

14' 7" max x 8' 8" (4.45m x 2.64m)
Double glazed window to rear. Electric heater. Built in wardrobe. TV and telephone phone points. Carpeted floor. Door to:

## En-Suite

White suite comprising tiled shower cubicle, low level dual flush WC and pedestal wash hand basin. Wall mounted electric heater and extractor fan. Ceramic tiling to splash back areas. Shaver point.

## Bedroom Two

8' 4" x 7' 5" (2.54m x 2.26m)
Double glazed window to rear. Electric heater. TV and telephone points. Carpeted floor

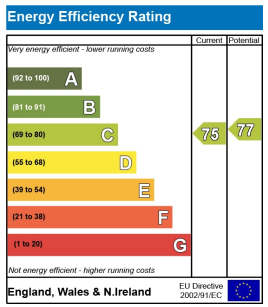
## Bathroom

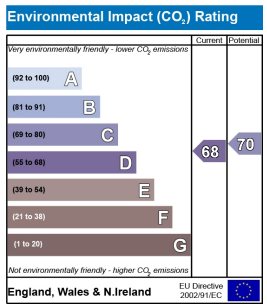
Three piece white suite comprising panel bath with mixer tap and shower attachment. Low level dual flush WC and pedestal wash hand basin. Wall mounted electric heater and extractor fan. Ceramic tiling to splash back areas. Shaver point.

## Outside

## Communal Area

Residents garden in centre of development. Bin shute. Secure underground car park with one allocated space.




All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

## Viewing by appointment only

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**www.country-properties.co.uk**

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