



56, Dunkerley Court

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

£204,500

country
properties

Two bedroom second floor apartment in a popular development situated within walking distance of the town centre and railway station. Spacious lounge and open plan kitchen with appliances. Main bedroom with en-suite shower room. Electric heating and double glazing. Secure underground parking space. Ideal first time or investment purchase. No above chain.

Ground Floor

Communal Entrance

Communal entrance via secure intercom. Lift and stairs to all floors.

Second Floor

Entrance Hall

Airing cupboard. Laminate floor. Electric heating.

Lounge/Kitchen

19' 5" x 12' 1" (5.92m x 3.68m)

The lounge area has French door overlooking the rear and double glazed windows. Wood laminate floor. Electric heater. Open plan through to the kitchen. Fitted in a range of matching units providing ample storage space. Single drainer sink unit. Integrated oven and hob, washer/dryer and fridge. Laminate floor.

Bedroom One

14' 7" x 8' 10" (4.45m x 2.69m)

Double glazed window to the rear aspect. Heater. Laminate floor. Wardrobe.

En-Suite

Comprising a low level wc, wash basin and shower cubicle. Ceramic tiling. Extractor fan.

Bedroom Two

10' 5" x 7' 5" (3.17m x 2.26m)

Double glazed window to the rear aspect. Heater. Wardrobe.

Bathroom

Three piece suite comprising a low level wc, wash basin and panelled bath. Ceramic tiling. Extractor fan.

Outside

Communal Areas

Central communal gardens laid to lawn and paving. Allocated parking space (#55) in secure underground car park.



Agents Note

We have been informed of the following information:

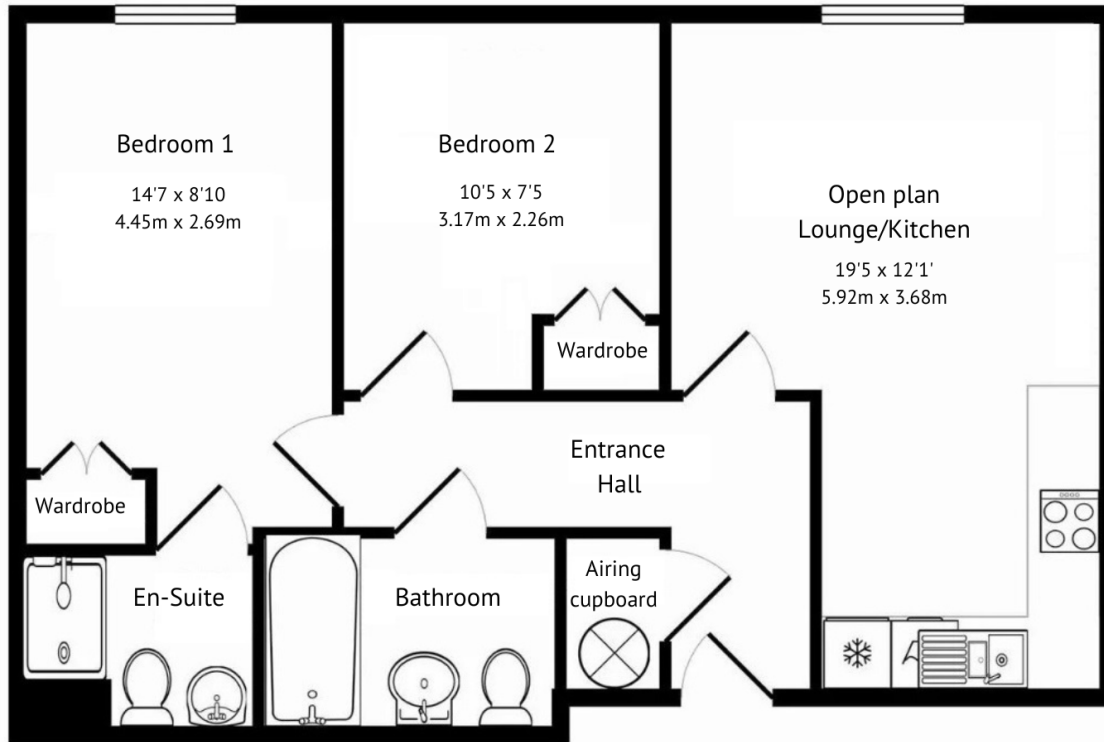
Lease: 125 years from 2005 with 106 years remaining.

Service Charge: £1,700 per year to include the Buildings Insurance.

Ground Rent: £350 per year.

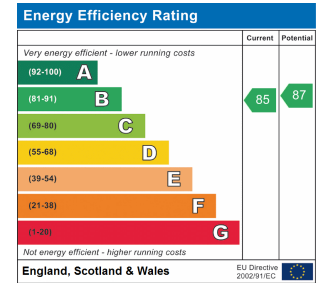
NHDC Tax Band C.





Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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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