



**Lower Flat, 40, Eastcheap**  
Letchworth Garden City,  
Hertfordshire, SG6 3DD  
**£1,300** pcm

country  
properties

No referencing fees are applicable in this instance. Rent is payable on the first of each month. Five weeks deposit is required prior to the start of the tenancy. For further information please contact the office.

Well presented and spacious three bedroom first floor apartment situated in the middle of the town centre. Perfect location for all local amenities and main line railway station. 18ft by 13ft living room overlooking Eastcheap. Fitted kitchen with oven & hob. Handy outside decked area. Three good size bedrooms. Separate bathroom and wc. Double glazed and gas centrally heated throughout. Secure entry via intercom phone system. Unfurnished and available April.

## Ground Floor

### Communal Entrance

Pedestrian access from Eastcheap (next to Energie Fitness). Secure communal door with intercom. Stairs to all floors.

### First Floor

#### Entrance Hall

Wooden entrance door. Long hallway with doors to all rooms and storage cupboards. Radiator. Entry phone receiver. Smoke alarm.

#### Living Room

18' 11" x 13' 2" max (5.77m x 4.01m)  
Lovely room with 2 windows overlooking Eastcheap to the front. Radiators. TV and telephone points. Smoke alarm.

#### Kitchen

10' 10" x 9' 8" (3.30m x 2.95m)  
Window to the rear aspect. White fitted units to base and eye level with contrasting work surfaces. Stainless steel sink unit with mixer tap. Built in electric oven and hob with extractor over. Plumbing for under counter washing machine and space for fridge freezer. Tiling to splash back areas. Radiator. Door to private decked balcony area.

#### Bedroom One

12' 9" x 11' 3" (3.89m x 3.43m)  
Window to rear aspect. Radiator. Smoke alarm.

#### Bedroom Two

13' 8" x 9' 10" (4.17m x 3.00m)  
Window to front aspect. Radiator. Smoke alarm.

#### Bedroom Three

10' 11" x 9' 2" (3.33m x 2.79m)  
Window to rear aspect. Radiator. Smoke alarm.



## Bathroom

Window to side. White suite comprising panel bath with mixer tap and shower attachment. Pedestal wash hand basin. Tiling to splash back areas. Wall mounted mirror and shaver point over basin. Extractor fan.

## Separate WC

Low level wc. Radiator. Window to side.

## Storage Cupboards

3 separate storage cupboards accessed from the hallway. 1 housing the gas central heating boiler, 1 with window to side. and 1 with hanging rail.

## Outside Decked Area

Accessed from kitchen. Handy L shaped decked area. Tap and lighting.

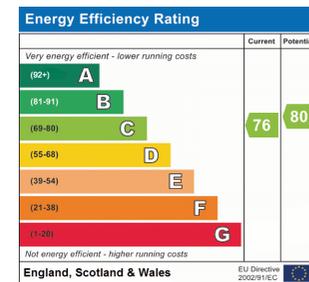
## Agents Note

A parking space maybe available close by (Broadway car park) under a separate negotiation. Payable by either.

1) £55pcm inc VAT. To be paid with the property rent as one rental payment.

2) Annual in advance £660 inc VAT. To be paid separately from the property rent in advance.





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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