



# 25, Dunkerley Court

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

**£250,000**

country  
properties



An impressive two bedroom second floor apartment with extra mezzanine floor. Presented in first class condition throughout and within easy walking distance of the town centre and main line train station with links to Cambridge, London and beyond. Internal viewing comes highly recommended to fully appreciate this stylish apartment. Open plan lounge and kitchen with integrated oven and hob, washer/dryer and fridge. Main bedroom with en-suite shower room, second bedroom and modern main bathroom. The property has a security entrance system, stairs and lifts to all floors and a secure underground car park with one allocated space.

## Ground Floor

### Communal Entrance

From Birds Hill via security gate into communal gardens. Block A communal hallway with security door, post boxes and lifts to all floors.

## Third Floor

### Hallway

Laminate flooring. Electric heater. Storage cupboard housing fuse box. Storage cupboard housing hot water tank. Door to Mezzanine level.

### Living Area

12' 8" x 11' 11" (3.86m x 3.63m)  
Double glazed window to front. Laminated flooring. Electric heater. TV point. Phone point. Intercom. Smoke alarm. Open plan leading to the kitchen.

### Kitchen

7' 11" x 7' 1" (2.41m x 2.16m)  
Fitted units to base and eye level with roll top work surfaces incorporating stainless steel 1 1/2 bowl sink unit. Fitted appliances include stainless steel hob, oven and extractor hood. Washer dryer and fridge with freezer drawer. Laminate flooring. Electric heater.

### Bedroom 1

12' 8" x 8' 8" (3.86m x 2.64m)  
Built in double wardrobe. Smoke alarm. Double glazed window to front. TV point. Door to the shower room.

### En-suite Shower Room.

Modern white suite with circular was basin, low level wc and a large walk in shower cubicle. Electric heating. Shaver point.

### Bedroom 2

9' 7" x 7' 4" (2.92m x 2.24m)  
Electric heater. TV point. Double glazed window to front.



## Bathroom

Modern white three piece suite comprising panel bath with mixer tap and shower attachment. Pedestal wash hand basin and low level dual flush WC. Electric heater. Shaver point. Tiled walls and floors.

## Mezzanine Floor

22' 7" x 12' 3" (6.88m x 3.73m)

An adaptable space which could be used as an extra lounge area, home office or occasional bedroom if guests come to stay.

TV & telephone points.

## Communal Area

### Outside

Central communal gardens with bin chute. Secure access to underground car park with one allocated parking space (#36), bike storage racks and bin storage cupboard.

### Agents Notes

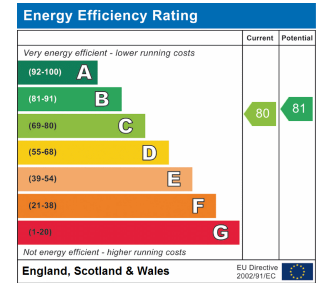
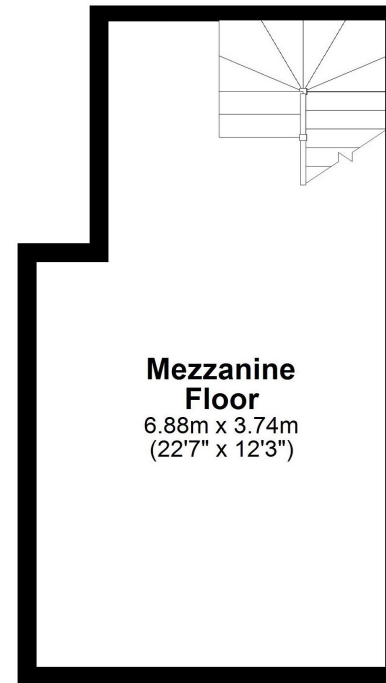
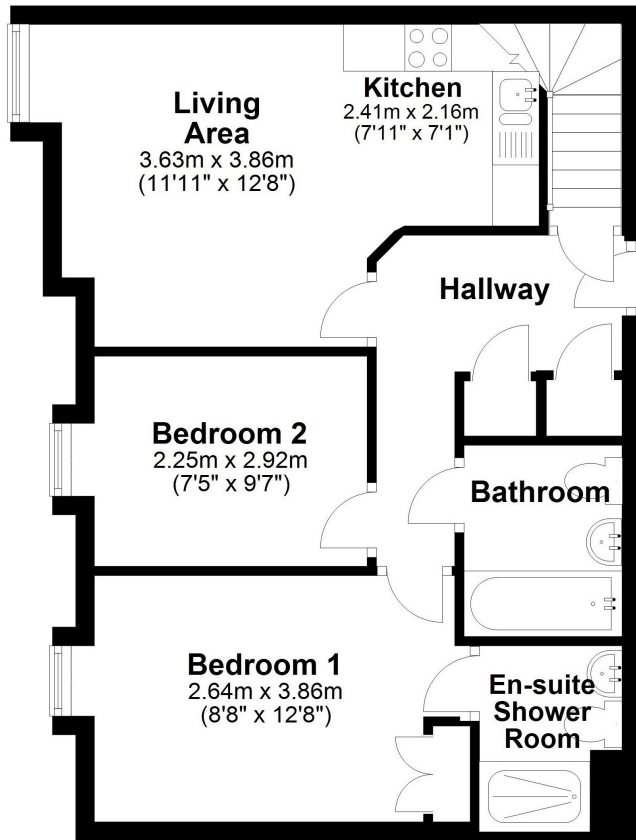
Leasehold - With 106 years remaining.

Service Charge: £1,700 per year

Ground Rent: £350 per year







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

Country Properties | 7, Howard Park Corner | SG6 1PQ  
 T: 01462 481100 | E: simon.ellmers@country-properties.co.uk  
 www.country-properties.co.uk

country  
properties