



# 16, Dunkerley Court

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

£190,000

country  
properties



Very spacious one bedroom second floor flat in popular development close to the town centre and mainline railway station. Large open plan kitchen/living room with laminate floor throughout. Modern fitted kitchen with washing machine and integrated fridge and oven & hob. Good size bedroom with built-in wardrobe. Double glazed windows and electric heating. Security entrance system. Secure underground parking and with lifts to all floors. Vacant possession, no above chain.

## Ground Floor

### Communal Entrance

From Birds Hill via security gate. Communal hallway with security door, post boxes and lifts to all floors.

## Second Floor

### Hallway

Wooden entrance door with spyhole to front. Laminated flooring. Electric heater. Smoke alarm. Airing cupboard housing hot water tank. Further storage cupboard. Doors to:

### Kitchen

8' 8" x 8' 0" (2.64m x 2.44m)  
Open plan with living area and fitted in a range of matching base and eye level units. Integrated oven and hob with extractor over. Integrated fridge and under counter washing machine. One and a quarter bowl stainless steel sink unit with drainer. Laminated flooring. Ceramic tiling to splash backs.

### Living Room

15' 7" x 13' 7" (4.75m x 4.14m)  
Window to rear. Electric heater. Laminated flooring. TV and telephone points.

### Bedroom

16' 4" x 11' 7" (4.98m x 3.53m)  
Window to rear. Electric heater. Built-in wardrobe. Smoke alarm.

### Bathroom

White three piece suite comprising low level wc, wash hand basin and panel bath and shower above and enclosed by a screen. Ceramic tiled floor and splash back areas. Extractor fan. Wall mounted mirror. Shaver point.

## Outside

### Communal Areas

Central communal gardens with bin chute. Secure access to underground car park with one allocated parking space (#29), bike storage racks, bin storage cupboard and some visitor parking spaces.



## Agents Note

The internal photographs were taken before the current tenants moved in and the flat will be redecorated once they have vacated. The owners have also informed us of the following information:

Lease: 125 years from 2005 with 105 years remaining.

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

Ground Rent: £350 per year.

NHDC Tax Band B.







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).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	84	86
	EU Directive 2002/91/EC	

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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