



20, Park Court

Norton Way South, Letchworth Garden City,
Hertfordshire, SG6 1NH

£1,050 pcm

Tenancy fees do not apply unless you are a registered company. We require a holding deposit equivalent to 1 weeks agreed rent to reserve the property. On successful passing of credit checks 1 month's rent (less holding deposit) and a damages deposit equivalent to 5 weeks agreed rent is required. Monthly rent will be payable per calendar month in advance. Please see website for full tenancy information.

country
properties

Impressive 1 bedroom top floor apartment presented to a high standard throughout. Located within easy walking distance of the train station, local shops and amenities. Modern fitted kitchen with a range of integrated appliances. Spacious lounge with wooden flooring, concealed storage and a balcony to the front. Large double bedroom with fitted wardrobe and additional door to the shower room. Well appointed shower room with tiled walls and flooring. Gas to radiator central heating and double glazed windows. Allocated parking space in car park. Unfurnished and available March.

Ground Floor

Communal Entrance Hall

Secure communal entrance via video intercom. Stairs and lifts to all floors.

Second Floor

Hallway

Tiled floor. Radiator. Video entry phone. Glazed door with side windows leading to the lounge.

Living Room

19' 5" x 11' 4" (5.92m x 3.45m)
Double glazed French doors leading to a small balcony. Double glazed window to the front aspect. Wooden flooring. Radiator. Concealed shelving and storage with full length sliding doors. Breakfast bar. Open plan through to the kitchen.

Kitchen

11' 4" x 7' 10" (3.45m x 2.39m)
A modern re-fitted kitchen with a range of integrated appliances including a Neff oven and gas hob, fridge, freezer and a dishwasher. Single drainer sink unit with mixer taps. Extractor fan. Ample work surfaces with open plan area to the lounge. Tiled floor.

Bedroom

12' 8" x 9' 6" (3.86m x 2.90m)
Double glazed window to the front aspect. Wooden floor. Radiator. Fitted wardrobe and concealed personal entrance to the bathroom via a sliding full length door.

Shower Room

9' 2" x 7' 3" (2.79m x 2.21m)
Modern white suite comprising a low level wc, wash hand basin with cupboard under and a large corner shower cubicle with glass screen. Cupboard housing a washing machine. Wall mounted gas central heating boiler. Heated chrome towel rail. Ceramic tiled walls and tiled floor.

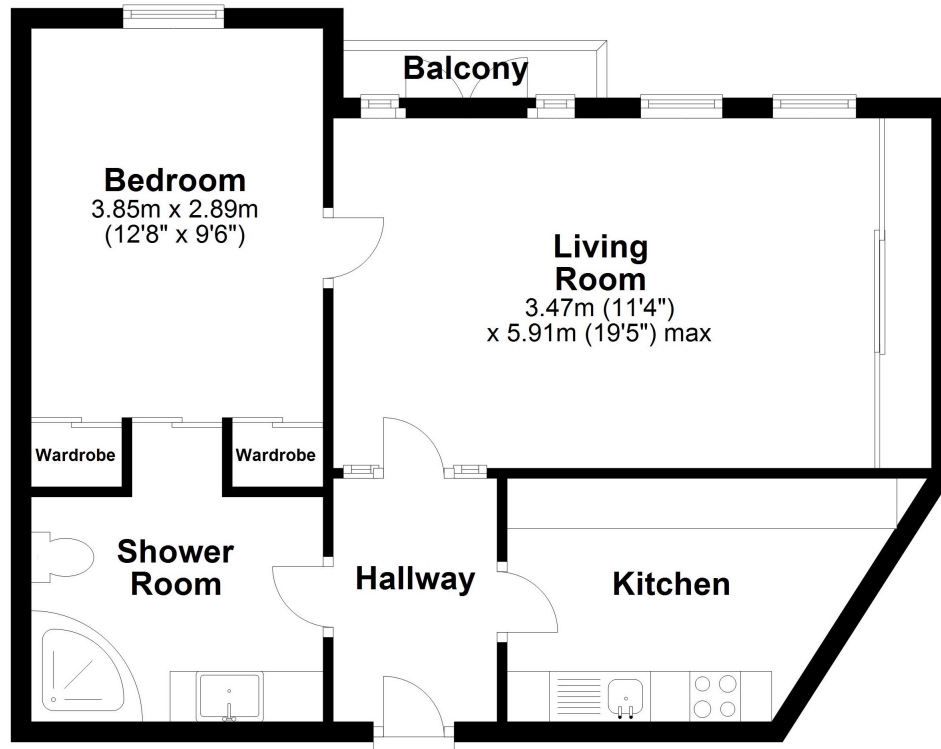


Outside

Communal Gardens & Parking

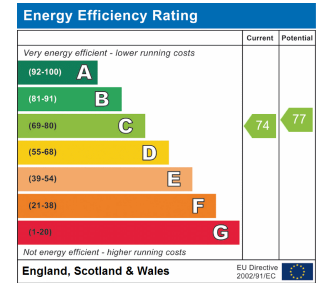
At the rear of the property there is a secure allocated parking space. The communal gardens are laid to lawn with well stocked borders.





Top Floor

Approx. 53.9 sq. metres (579.7 sq. feet)



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