



52, Dunkerley Court

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

£200,000

country
properties

Modern first floor two bedroom apartment centrally located within easy walking distance of the town centre & railway station with services to Cambridge, London & beyond. The property benefits from a fitted kitchen with integrated oven, hob, fridge & washing machine. Open plan living room with french doors to rear. Main bedroom with en-suite shower room and built in wardrobe. Electric heating & double glazing. Underground parking & security entrance system. No above chain. Contact us today to arrange a viewing!

Ground Floor

Communal Entrance

Via intercom. Postal boxes. Lift and stairs to all floors.

First Floor

Entrance Hall

Airing cupboard housing water tank. Laminate floor. Electric heater.

Lounge/Kitchen Area

19' 5" x 12' 1" (5.92m x 3.68m)
Double glazed window and French doors to rear. Electric heater. TV and telephone points. Intercom system. Open plan leading to the Kitchen Area which is fitted in a range of matching base and eye level units providing ample storage space. Integrated oven and hob, fridge and washer/dryer. Laminate flooring.

Bedroom One

13' 2" x 9' 7" (4.01m x 2.92m)
Double glazed window to rear aspect. Electric heater. Built in double wardrobe. TV and telephone points.

En-suite

White suite comprising low level wc, wash hand basin and large shower cubicle. Ceramic splash tiling. Extractor fan and small wall mounted electric heater.

Bedroom Two

10' 5" x 7' 5" (3.17m x 2.26m)
Double glazed window to rear aspect. Electric heater. Built in double wardrobe.

Bathroom

White three piece suite comprising low level wc, pedestal basin and panel bath with shower attachment and mixer tap. Ceramic tiling to splash backs. Extractor fan and small wall mounted electric heater..



Outside

Communal gardens. Secure underground car parking with allocated parking space.

Agents Note

The owner has informed us of the following information:

Lease 125 years from 2005.

Service Charge £1,626.92 per year including buildings insurance.

Ground Rent £350pa

NHDC Council Tax Band C

Parking Bay 51





First 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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