



# 47, Bowyer Drive

Letchworth Garden City,  
Hertfordshire, SG6 1FX

**£1,250** pcm

country  
properties

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



Well presented two double bedroom first floor apartment in quality modern development. Open plan reception room with south facing private balcony and refitted high gloss fitted kitchen with appliances. Main bedroom with en-suite shower room, double glazed windows and Gas central heating. Allocated parking space and bike store. Telephone linked secure entry system. Ideally situated for commuters, a short walk from the town centre and mainline train station. Unfurnished and available October 2025.

## Ground Floor

### Communal Entrance

Security telephone linked entry system.  
Stairs to all floors.

## First Floor

### Entrance Hall

Wooden entrance to front. Ceiling spotlights. Laminate flooring. Airing cupboard housing lagged hot water tank with linen storage. Further cloaks/storage cupboard. Radiator. Doors to:

### Open plan Kitchen/Lounge

16' 4" x 15' 1" (4.98m x 4.60m)

Lovely refitted fitted kitchen with high gloss units to base and eye level with contrasting work surfaces incorporating a stainless steel sink with drainer and mixer tap. Integrated electric fan oven and electric hob with an extractor cooker hood over. Free standing fridge/freezer, fitted washer dryer. Wall mounted gas central heating boiler. Laminate flooring. TV, and telephone points. Radiator. Double glazed patio doors leading onto the private south facing balcony. Further double glazed window to front.

### Bedroom One

11' 6" x 8' 9" (3.51m x 2.67m) plus wardrobe recess

Fitted high gloss fronted wardrobe with ample hanging and storage space. Radiator. Double glazed window to rear. Door leading to the en-suite shower room.



## En Suite

Shower cubicle with tiling to walls around.  
Wash hand basin with mixer tap. Low level  
WC. Heated towel rail. Extractor fan unit.  
Tiled floor.

## Bedroom Two

11' 5" x 8' 3" (3.48m x 2.51m)  
Double glazed window to rear. Telephone  
point. Radiator.

## Bathroom

Attractive modern white suite comprising  
panel bath with mixer tap and shower over.  
Wash hand basin with mixer tap. Low level  
WC. Heated towel rail. Part tiled walls.  
Extractor fan unit. Ceiling spotlights.  
Window to side.

## Communal Areas

Post boxes. Communal bike storage  
cupboard. Separate bin and recycling  
area. Allocated parking space (#81)





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).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	83	83
<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		
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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