



# 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 and the train station.

The station serves both the town of Letchworth Garden City and the surrounding areas. It provides frequent train services to various destinations, including London King's Cross, Cambridge, Peterborough, Stevenage, and Hitchin. The station is an important transport hub for commuters traveling to and from London and Cambridge.

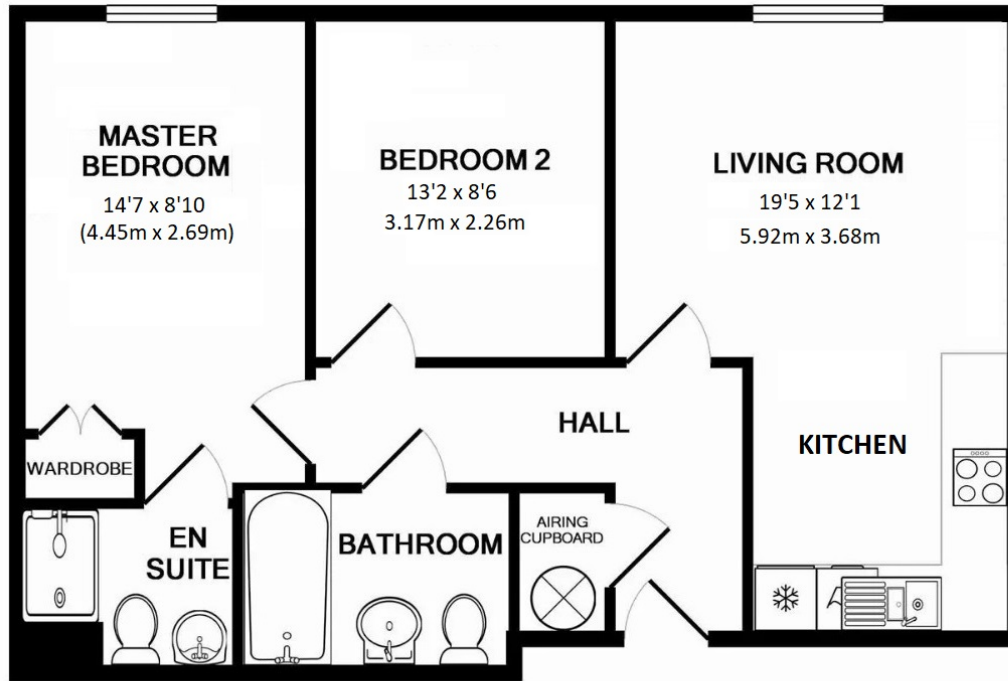
The station is conveniently located within walking distance of the town centre, where you can find a range of amenities, including shops, restaurants, and local attractions. It's worth noting that Letchworth Garden City is known for its unique town planning and beautiful green spaces, which add to its charm.

- Fitted kitchen with integrated oven, hob, fridge and washing machine
- Open plan living room with french doors to rear
- Main bedroom with en-suite shower room
- Underground parking & security entrance system
- 125 year lease from 2005.
- Service Charge £1,626.92 including Buildings Insurance.
- Ground Rent £350pa
- Council Tax Band C.









TOTAL APPROX. FLOOR AREA 562 SQ.FT. (52.2 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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	87
	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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