



21, Dunkerley Court

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

£1,200 pcm

country
properties

Tenancy fees do not apply unless you are a registered company. We require a holding deposit equivalent to 1 week's 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 post-dated 1 month in advance. Please see website for full tenancy information.

Well presented two bedroom duplex apartment situated on the edge of the town centre, close to Letchworth railway station and within easy walking distance of local amenities. Fitted kitchen with integrated appliances. Open plan lounge/dining area. Mezzanine floor providing extra living space. Well appointed modern bathroom with shower. Double glazed and electric heating. Secure underground parking. Pets and smokers not permitted in this instance. Unfurnished and available September.

Ground Floor

Communal Entrance

Gated intercom entrance from Birds Hill. Communal hallway and stairs and lifts to all floors. Postal boxes.

Third Floor

Entrance Hall

Door with security eye over corridor. Laminate flooring, electric heater. Storage cupboard housing fuse box. Further storage cupboard housing hot water tank. Door to mezzanine area and further door to:

Lounge/Dining area

Including Kitchen. Approx 19' 0" x 12' 6" (5.79m x 3.81m) narrowing to 8' 5" (2.57m) Double glazed window to rear. Laminate flooring. Electric heater. TV and telephone points. Intercom entry phone. Smoke alarm. Open plan with:

Kitchen area

Fitted units to base and eye level with roll top work surfaces incorporating stainless steel sink unit with drainer. Fitted appliances include stainless steel hob, oven and extractor hood. Washing machine and fridge. Laminate flooring. Electric heater.

Bedroom One

13' 11" (4.24m) widening to 17' 7" (5.36m) x 8' 3" (2.51m) narrowing to 4' 6" (1.37m) With restricted head height. Double glazed window to rear. Recess with cupboard. TV point. Electric heater. Smoke alarm.

Bedroom Two

9' 8" x 7' (2.95m x 2.13m) With some restricted head height. Double glazed window to rear. Electric heater



Bathroom

White three piece suite comprising panel bath with mixer tap and shower attachment. Pedestal wash hand basin and low level dual flush WC. Small wall mounted electric heater. Shaver point. Ceramic tiling to splash back areas.

Mezzanine area

Approx 12' 7" x 12' 5" (3.84m x 3.78m) plus stairs

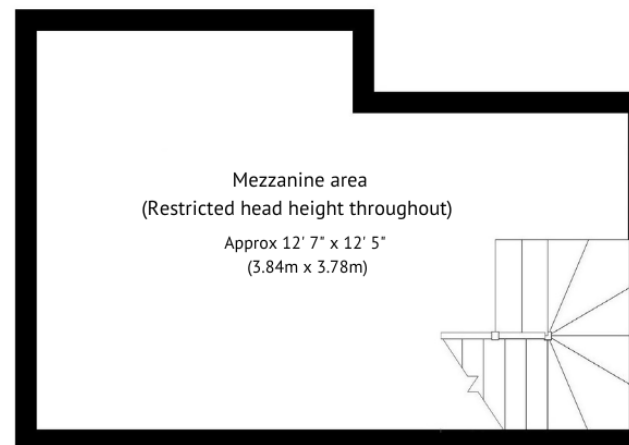
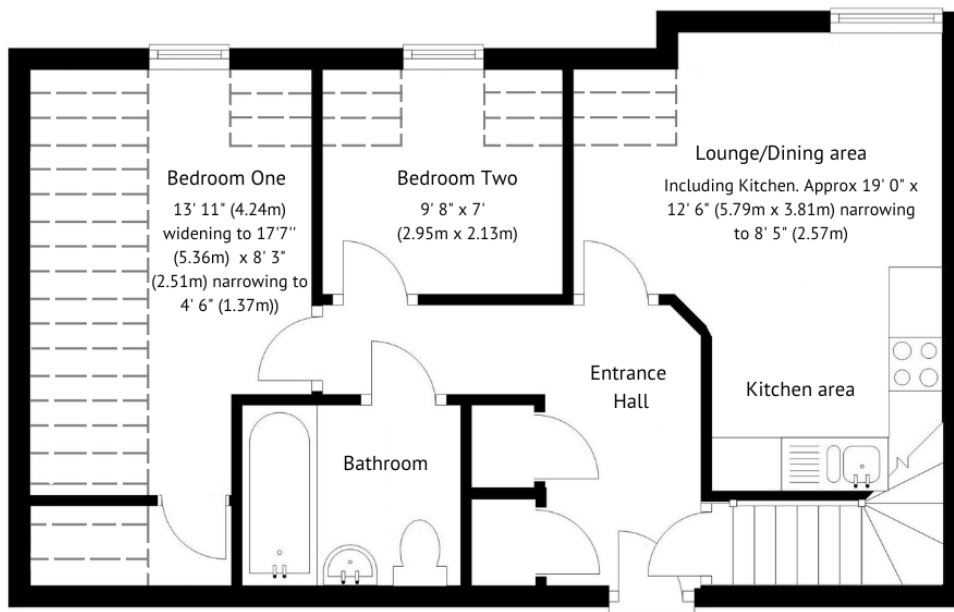
With restricted head height and over looking level below.

Communal area

Outside

Central communal gardens laid to lawn with pathway round. Rubbish chute. Underground parking (space #17) in secure car park with some visitor spaces and bike racks.





Third Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	77 78
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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