



# 53, Dunkerley Court

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

Offers in Excess of **£205,000**

country  
properties

Well presented and spacious two bedroom first floor apartment situated within walking distance of the town centre and train station. Open plan lounge and modern fitted kitchen with appliances. Two good size bedrooms, master with en-suite. Well appointed main bathroom. Electric heating and double glazed windows. Lifts to all floors with parking space in secure underground car park. Communal gardens with rubbish chute. Vacant possession and no above chain.

## Ground Floor

### Communal Entrance

Main entry gate from Birds Hill with secure entry system. Access across central communal gardens to Block D with further secure communal area with post boxes and lifts/stairs to:

### First Floor

#### Entrance Hall

Laminate flooring. Electric heater. Two cupboards, one housing hot water tank.

#### Kitchen

15' 0" x 7' 11" (4.57m x 2.41m)

Fitted in a range of matching base and eye level units providing ample storage space. Integrated oven and hob and integrated washer/dryer and fridge. Single drainer sink unit. Double glazed window to the rear aspect. Laminate floor.

#### Lounge/Dining Room

22' 11" x 17' 3" (6.99m x 5.26m)

A spacious lounge/dining room with double glazed window to the rear and a double glazed French door with Juliet Balcony to the rear. Laminate floor. Electric heater.

#### Bedroom One

13' 2" x 8' 10" (4.01m x 2.69m)

Double glazed window to the rear aspect. Fitted double wardrobe. Electric heater.

#### En-Suite Shower Room.

White suite comprising a low level wc, wash basin and shower cubicle with glass screen. Extractor fan.

#### Bedroom Two

13' 1" x 5' 8" (3.99m x 1.73m)

Double glazed window to the rear aspect. Electric heater.

#### Bathroom

Modern three piece suite comprising a low level wc, wash hand basin and panelled bath. Extractor fan.



## Outside

### Communal Areas

Allocated parking space No.52.

### Agents note

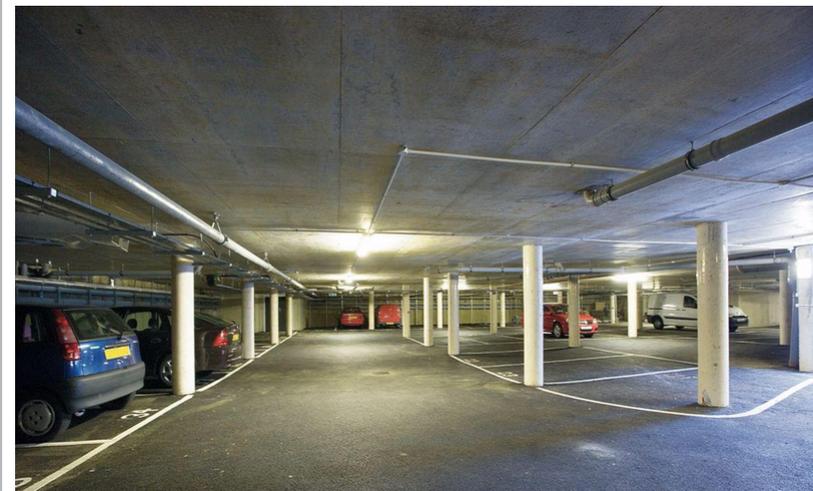
We have been informed of the following information:

Lease: 125 years from 2005 with 106 years remaining.

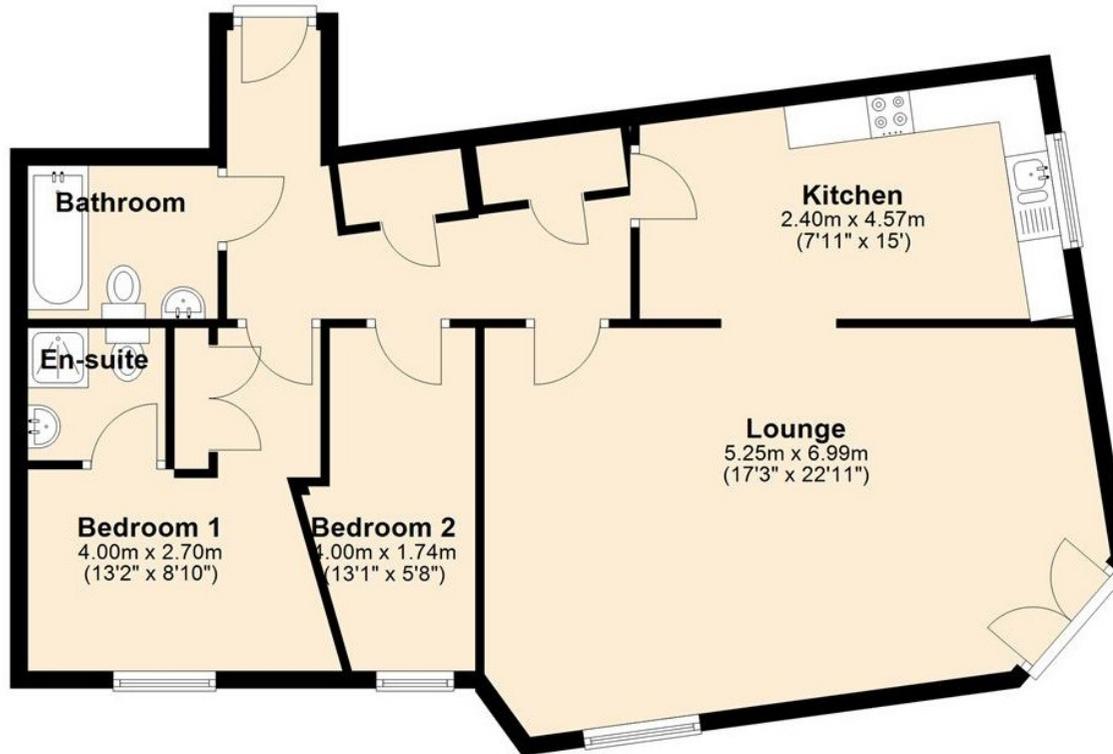
Service Charge: £1,700 per year to include the Buildings Insurance.

Ground Rent: £350 per year.

NHDC Tax Band C.



**First Floor**  
Approx. 79.9 sq. metres (859.8 sq. feet)



Total area: approx. 79.9 sq. metres (859.8 sq. feet)

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B | 84                      | 87        |
| (69-80)                                     | C |                         |           |
| (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 |           |

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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