



# 19, Park Court, Norton Way South

Letchworth Garden City,  
Hertfordshire, SG6 1NH

**£950** 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.

Two bedroom second floor town centre apartment with secure parking area and situated within easy reach of Letchworth Garden City railway station. Fitted kitchen with built-in oven and hob. Spacious lounge/dining room. Gas central heating. Lift facility and stairs to all floors. Attractive communal gardens. Unfurnished and available mid October. Contact us today to arrange your viewing.

## Ground Floor

### Entrance

Communal entrance via intercom with stairs and lift to all floors.

## Second Floor

### Entrance Hall

Large airing cupboard. Radiator. Multi paned double doors leading to the lounge/dining room.

### Lounge/Dining Room

6.40m x 3.66m (21' x 12')

A real feature of this apartment is the curved triple glazed windows overlooking the front. Radiator. Tv point.

### Kitchen

2.57m x 2.26m (8' 5" x 7' 5")

Fitted in a range of matching base and eye level units providing ample storage space. Integrated oven and hob and fridge/freezer. Washing machine. Single drainer sink unit. Wall mounted gas central heating boiler.

## Bedroom One

3.76m x 3.45m (12' 4" x 11' 4")

Triple glazed curved window to the front. Built in cupboard and matching fitted wardrobe. Radiator.

## Bedroom Two

3.89m x 2.84m (12' 9" x 9' 4")

Triple glazed curved window to the front aspect. Fitted wardrobes along one wall. Radiator.

## Bathroom

2.34m x 1.83m (7' 8" x 6')

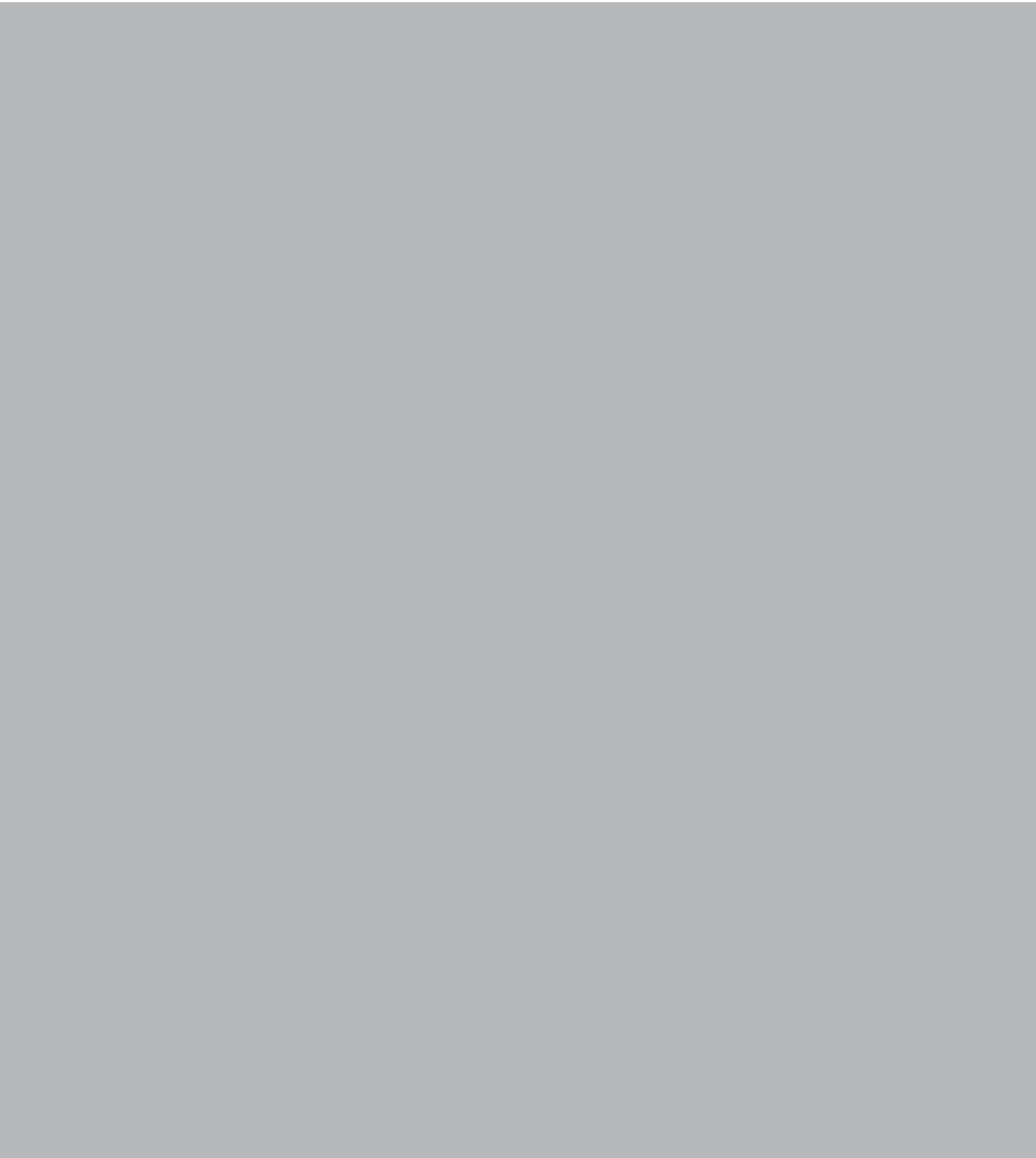
Wet room style room with low level wc, wash hand basin and fully tiled shower area and screen. Extractor fan. Radiator.

## Outside

### Outside

Attractive communal gardens. Allocated parking space in secure car park. Bine store.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	76
(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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