



# Dunlin

Dunlin | Letchworth Garden City | Hertfordshire | SG6 4TJ

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# DUNLIN

## Property Description

If you want your own garden and outside space to enjoy with direct access from the lounge and bedroom, this is for you.

A fabulous and rare opportunity to secure a one bedroom ground floor flat, with the significant benefit of its very own private garden that can be accessed from both the lounge and the bedroom via bi-fold doors in each room.

This is in excellent decorative order and the accommodation is well laid out with an entrance hall, lounge to the rear with bi-fold doors to the private garden, the double bedroom is also to the rear again with bi-fold doors to the private rear garden. The kitchen has a window to the front, the bathroom also benefits from a window. The extra advantage of this ground floor flat is the walk-in storage room off the entrance hall, there is an option to incorporate this into the bedroom to use as a walk-in wardrobe directly from the bedroom or for a potential 'home office' if you wished.

The private rear garden is a wonderful space, mainly laid to lawn with a decking area leading from both bi-fold doors, a gate allows for access directly out of the garden onto open grass beyond.

The communal entrance has a secure door with entrance phone buzzer, there is also a communal drying area within the communal hall.

You could wait forever for another flat to come up like this, don't miss out.

Agents Notes:

Ground Rent £10/year Service Charge £726.52/Year 2024-2025 114 Year Lease Remaining

**£200,000 Leasehold**





### Floor Plan

Approx. 45.1 sq. metres (485.0 sq. feet)



Total area: approx. 45.1 sq. metres (485.0 sq. feet)

All measurements shown are approximate and for guidance only. Garages and workshops are not included in any gross floor areas unless integral to the main building where they will be included.  
Plan produced using PlanUp.



- Private garden
- Ground Floor Flat
- Excellent Decorative Order
- Lounge opening onto Rear Garden
- One Bedroom opening onto Rear Garden
- Bi-Fold Doors to Rear Garden
- Gas Radiator Central Heating
- Popular Cul-de-Sac Location
- Ample on Street Parking
- 114 Year Lease

EPC Rating:

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