



39, Bowyer Drive

Letchworth Garden City,  
Hertfordshire, SG6 1FX  
£220,000

country  
properties



Lovely two bedroom top floor apartment in quality modern development. Spacious open plan living area with south facing views and modern fitted Kitchen with appliances. Storage cupboard housing washing machine, double glazed windows and gas central heating. Allocated parking space, bike store and telephone linked secure entry system. Ideally situated for commuters, a short walk from the town centre and mainline train station. No upper chain. Internal viewing comes highly recommended.

## Ground Floor

### Communal Entrance

External post boxes. Security telephone linked entry system. Stairs to all floors.

### Third Floor

#### Hallway

Spacious hallway with doors to all rooms. Laminate flooring. Radiator. Large storage cupboard with tiled floor and housing gas central heating boiler, fuse box and washing machine.

### Open Plan Kitchen/Living Room

24' 2" x 16' 0" (7.37m x 4.88m)

Two windows to front with south facing views. Radiators. TV & telephone points. Laminate flooring. Open plan kitchen with modern gloss units to base and eye level. Contrasting wood effect work surfaces incorporating a stainless steel sink unit with mixer tap and drainer. Electric ceramic hob with oven below and stainless steel splash back and extractor hood over. Large integrated fridge and freezer. Inset spotlights and smoke alarm.

### Bedroom 1

12' 5" x 10' 6" (3.78m x 3.20m)

Window to rear aspect. Radiator. Fitted wardrobes with ample hanging and storage space. TV and telephone points.

### Bedroom 2

12' 5" x 7' 6" (3.78m x 2.29m)

Window to rear aspect. Radiator.

### Bathroom

Attractive modern white suite comprising panel bath with shower over. Low level wc with mixer tap and pedestal wash hand basin. Complimentary tiling to walls and flooring. Handy ladder style radiator. Extractor fan. Spotlights.

## Outside

### Communal area

Communal bike storage cupboard. Separate bin and recycling area. Allocated parking space.



## Agents Note

The owner has informed us of the following information:

Lease: 125 years from 1 January 2008 (108 remaining).

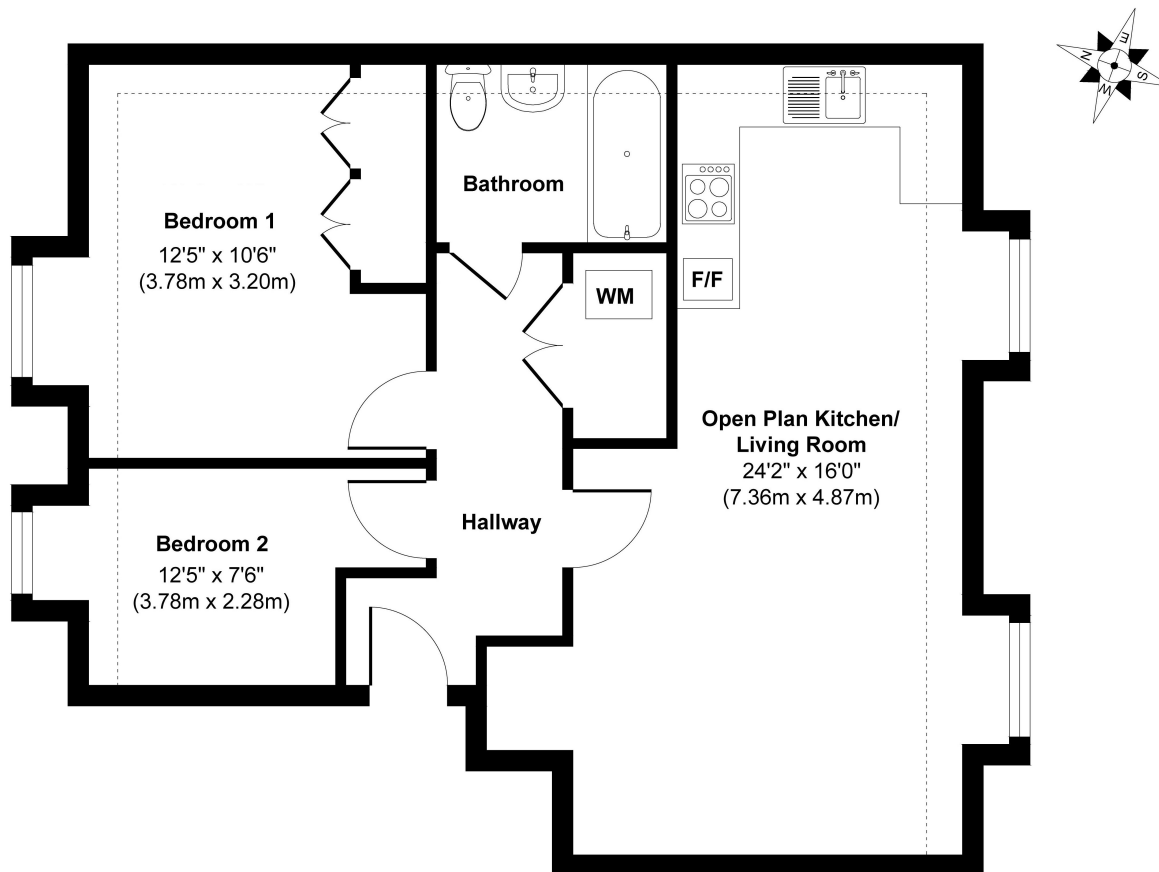
Service charge: £1,100 per year.

Ground rent: £350 per year.

Building & Terrorism insurance: £190 per year.

Council tax: NHDC band B.





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>	
(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		
<b>England, Scotland &amp; Wales</b>	73	73
EU Directive 2002/91/EC		

**Approx. Gross Internal Floor Area 633 sq. ft / 58.88 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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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