



3, Dunkerley Court

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

£1,250 pcm

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.

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properties

Well presented two bedroom first apartment in modern central development minutes' walk from the town centre & mainline station. Good size kitchen with access to spacious lounge/dining area with French doors and Juliet balcony which overlooks the communal gardens. The main bedroom benefits from a built-in wardrobe and ensuite shower room. Further well appointed modern bathroom. Electric storage heating & double glazed windows. Secure entry system and allocated parking space in underground parking with lifts to all levels. Rent includes water bills. Appliances include oven & hob, washing machine, fridge & fridge freezer. Furnishing to be negotiated. Available NOW subject to the reference process.

Ground Floor

Communal Entrance

Main entry gate from Birds Hill with secure entry system. Door to Block A with further secure communal area with post boxes and lifts/stairs to:

First Floor

Entrance Hallway

Electric heater. Laminate flooring. Cupboard housing hot water tank and fuse box. Free standing fridge freezer. Doors to:

Lounge / Dining Room

13' 7" x 13' 6" (4.14m x 4.11m)

Laminate flooring. French doors overlooking the communal gardens. Electric heaters. TV and telephone points. Entry phone receiver. Open access with:

Kitchen

11' 6" x 5' 9" (3.51m x 1.75m)

Fitted units to base and eye level. Roll top work surfaces with single drainer sink unit and electric hob with extractor fan over and oven under. Integrated washing machine and fridge. Laminate flooring to match hall and lounge. Window to side.

Bedroom One

12' 6" x 9' 8" (3.81m x 2.95m) plus door well
Window to side. Electric heater. Built in double wardrobe. TV and telephone points. Door to:

Ensuite

Suite comprising fully tiled shower cubicle, wc and pedestal basin. Small wall mounted electric heater. Extractor fan and shaver point. Wall mounted mirror.

Bedroom Two

11' 4" x 6' 10" (3.45m x 2.08m) plus door well
Window to side. Electric heater. Built in double wardrobe. TV point.



Bathroom

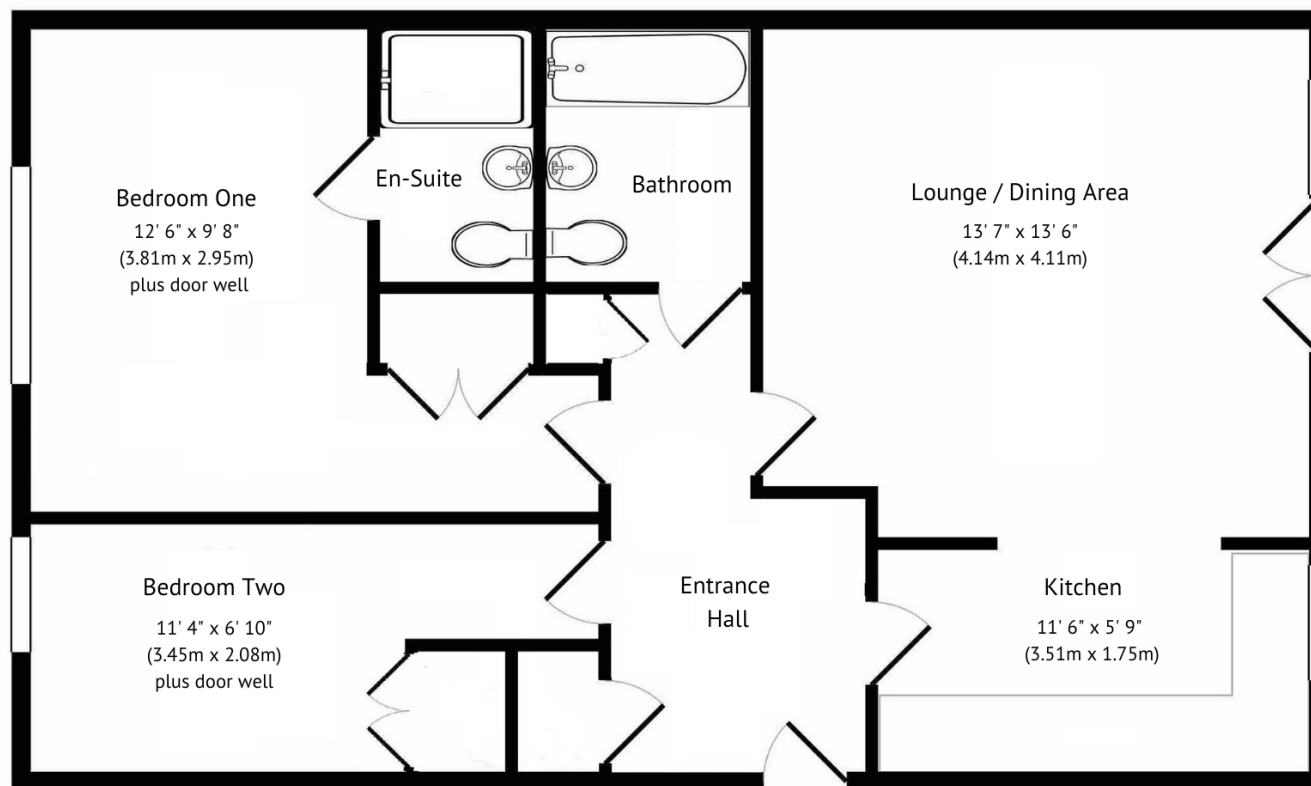
Modern white suite comprising low level wc, wash hand basin and panel bath with mixer tap. Ceramic tiling to half height. Extractor fan and shaver point. Wall mounted electric heater and mirror.

Outside

Communal Areas

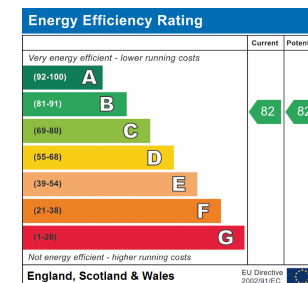
Central communal gardens with bin chute. Secure access to underground car park with one allocated parking space #5. Refuse cupboard. Bike storage racks. Some visitor parking spaces (#90 to #99)





First Floor

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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