



29, Dunkerley Court

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

£207,500

country
properties

Well presented modern two bedroom ground floor apartment. Centrally located within easy walking distance of the town centre and main line Train Station. Open plan kitchen/living room with French doors. Fitted kitchen with integrated appliances. Well appointed main bathroom and en-suite shower room. Electric heating and double glazed throughout. Underground parking with lift. Communal gardens. CHAIN FREE.

Ground Floor

Communal Entrance

Main entry gate from Birds Hill. Further internal communal door. Post boxes. Stairs and lifts to all floors.

Entrance Hall

Laminated wooden flooring. Electric heater. Storage cupboard and cupboard housing hot water tank.

Living Area

16' 3" x 12' 8" (4.95m x 3.86m) including Kitchen area.

Double glazed window and French doors to rear overlooking communal gardens. TV and Telephone points. Electric heater and security entry phone. Laminated wooden floor.

Kitchen

8' 3" x 5' 8" (2.51m x 1.73m)

Range of fitted kitchen units to base and eye level. Roll top work surfaces incorporating a stainless steel sink unit. Integrated appliances include oven, hob and extractor hood, fridge and washer dryer. Laminated wooden flooring and ceramic tiling to splash back areas. Open plan living area.

Bedroom One

15' 3" x 8' 10" (4.65m x 2.69m)

Double glazed window to rear. Electric heater. Built in wardrobe. TV and telephone phone points.

En-Suite

White suite comprising tiled shower cubicle, low level dual flush WC and pedestal wash hand basin. Wall mounted electric heater and extractor fan. Ceramic tiling to splash back areas. Shaver point.



Bedroom Two

10' 7" x 7' 5" (3.23m x 2.26m)

Double glazed window to rear. Electric heater. TV and telephone points.

Bathroom

Three piece white suite comprising panel bath with mixer tap and shower attachment. Low level dual flush WC and pedestal wash hand basin. Wall mounted electric heater and extractor fan. Ceramic tiling to splash back areas. Shaver point.

Outside

Communal Area

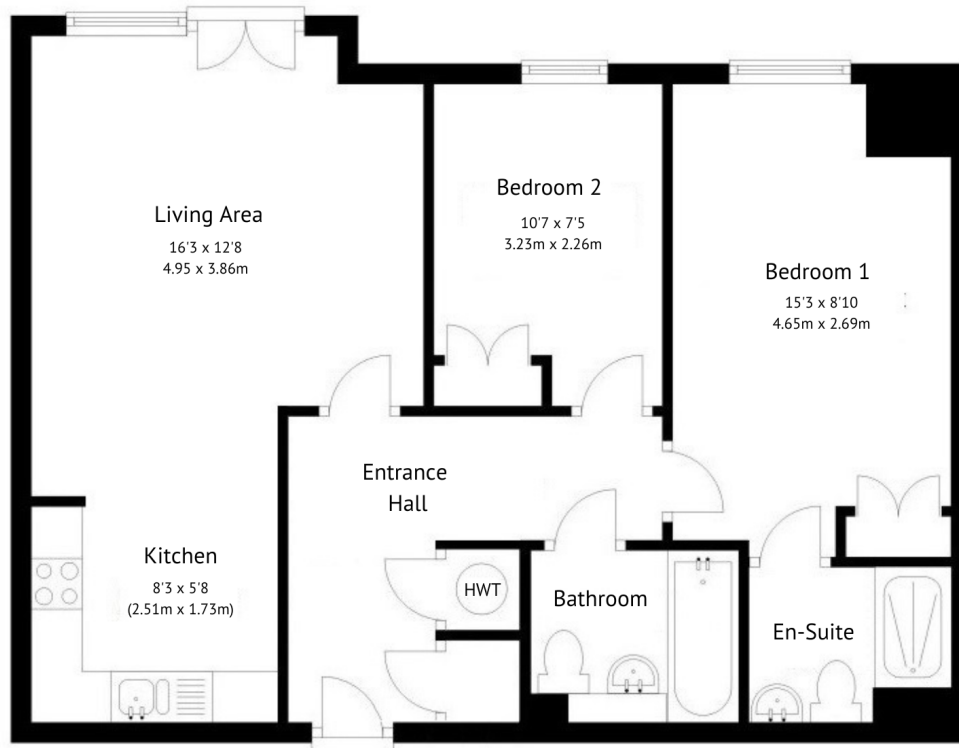
Residents garden in centre of development. Secure underground car park with one allocated space.

Agents Note

We have been informed of the following information:

Lease: 125 years from 2005.
Service Charge: Approx £1,700 per year to include buildings Insurance.
Ground Rent £350 per year
Council Tax Band C.





Ground 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).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	80
(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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