



# 54, Dunkerley Court

Letchworth Garden City,  
Hertfordshire, SG6 1FE

**£1,350** 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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Lovely two bedroom first floor apartment in modern central development minutes walk from the town centre & mainline train station. Modern fitted kitchen with oven & hob, washing machine and fridge. Good size open plan lounge with french doors overlooking the communal gardens. Main bedroom with en-suite shower room. Electric storage heating and double glazed windows. Secure entry system and allocated parking space in underground parking with lifts to all levels. Rent includes water bills. Unfurnished and available March. Contact us today to arrange your viewing.

## Ground Floor

### Communal entrance

Main entry gate from Birds Hill with secure entry system. Access across central communal gardens to Block D with further secure communal area with post boxes and lifts/stairs to:

## First Floor

### Hall

Wooden entrance door with spyhole to front. Laminated flooring. Electric heater. Airing cupboard housing hot water tank and further small storage cupboard. Doors to all rooms:

### Kitchen

12' 5" x 5' 7" (3.78m x 1.70m)

Modern fitted units to base and eye level with roll top work surface over. One 1/2 bowl stainless steel sink unit with mixer tap. Built in stainless steel hob with electric oven below and stainless steel extractor hood above. Integrated fridge and washer machine. Laminate flooring. Tiled splash back areas. Window to side. Spotlight track. Open plan with:

### Lounge/Diner

4.13m x 4.13m (13' 7" x 13' 7")

French doors to side overlooking communal gardens. Storage heaters. Laminate flooring. Security entry phone. TV and telephone points.

### Master Bedroom

3.87m x 3.0m (12' 8" x 9' 10")

Window to side. Electric heater. TV and telephone points. Built-in double wardrobe.



### En-suite shower room

Fully tiled shower cubicle with sliding door. Pedestal hand basin with mixer tap. Low level wc. Extractor fan and wall mounted heater.

### Bedroom Two

2.07m x 4.94m (6' 9" x 16' 2")

Window to side. Electric heater. TV and telephone points. Built-in double wardrobe.

### Bathroom

White three piece suite comprising panel bath with mixer tap and shower attachment. Low level wc. Tiled splash backs. Shaver point, wall mounted electric heater and extractor fan.

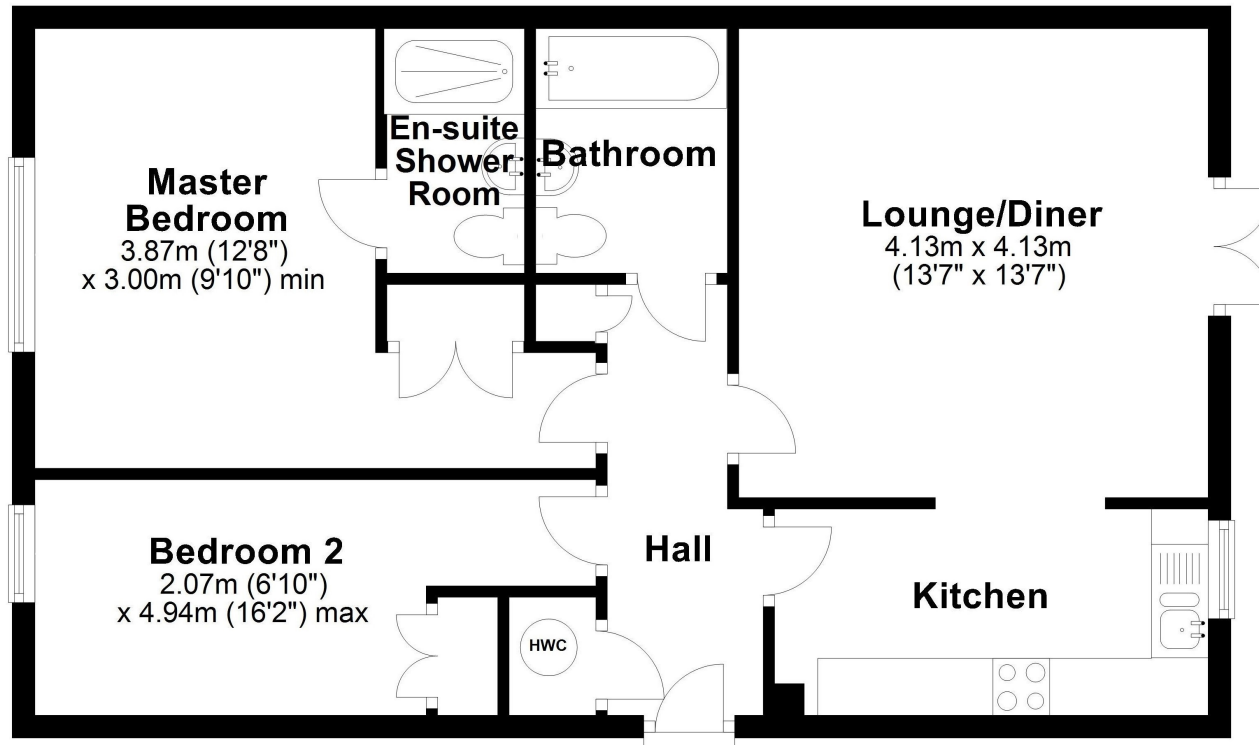
### Outside

### Communal areas

Central communal gardens with bin chute. Secure access to underground car park with one allocated parking space #53. Refuse cupboard. Bike storage racks. Some visitor parking spaces.







## First Floor

Approx. 62.4 sq. metres (671.7 sq. feet)

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		
England, Scotland & Wales		
	83	83
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

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: [simon.ellmers@country-properties.co.uk](mailto:simon.ellmers@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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