27, Dunkerley Court

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

£550 pcm

COUNTRY PROPERTIES
PART OF HUNTERS

Fees (incl. VAT): Admin Fee £150 per tenancy, Referencing Fee £35 per adult (proposed tenant, or required guarantor), Company Referencing Fee £100. A Holding Fee (which will be used as the first month's rent) is required on completion of satisfactory references. A Deposit is required prior to occupancy, which will equate to 1.5 times the monthly rent. A Check Out charge of £115 is payable at the end of the tenancy.

Top Floor Studio Apartment In Modern Town Centre Development Close To Mainline Station

- Fully open plan living accommodation
- Fitted kitchen with intergrated appliances
- Fitted wardrobe
- Electric heating and double glazing
- Modern white bathroom suite
- Secure entry and underground parking
- Unfurnished and rent includes water bills
- Available November 2018

Ground Floor

Communal Entrance

From Birds Hill via security gate. Communal hallway with security door, post boxes and lifts to all floors.

Third Floor

Entrance Hall

Door with security eye over corridor. Laminate flooring. Electric heater. Cupboard housing fuse box. Door to Lounge/Bedroom, further door to:

Bathroom

White three piece suite comprising panel bath with mixer tap and shower attachment. Pedestal wash hand basin and low level dual flush WC. Electric heater. Shaver point. Ceramic tiling to splash back areas

Lounge/Bedroom area

18' 7" x 11' 8" max (5.66m x 3.56m) Restricted height with two windows to front aspect. Storage cupboard housing hot water tank. Further built in wardrobe. Laminate flooring. Electric heater. Fully open plan with:

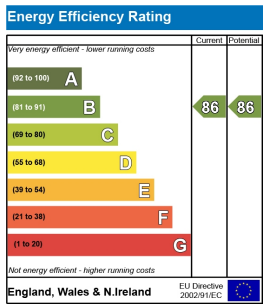
Kitchen

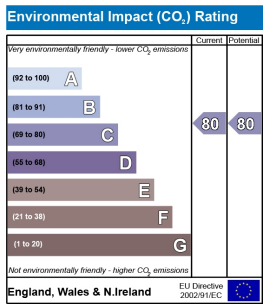
7' 5" approx x 7' 5" (2.26m x 2.26m) Fitted units to base and eye level with roll top work surfaces incorporating stainless steel 1 1/2 bowl sink unit. Fitted appliances include stainless steel hob, oven and extractor hood. Washer dryer and fridge with freezer drawer.

Outside

Communal Area

Central communal gardens with bin shute. Secure access to underground car park with one allocated parking space.





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

www.country-properties.co.uk

COUNTRY PROPERTIES
PART OF HUNTERS