



rint

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Finish

SIX VOLT SOCIAL CLUB

BREWS & TATTOOS

Beautiful Bathrooms

Willow Pharmacy

# 57b, Leys Avenue

Letchworth Garden City,  
Hertfordshire, SG6 3EF

£1,050 pcm

country properties

No referencing fees are applicable in this instance. Rent is payable on the first of each month. Five weeks deposit is required prior to the start of the tenancy. For further information please contact the office.

Lovely first floor one bedroom town centre flat which has been recently updated throughout. Situated within minutes walk of the railway station this is perfect location for all local amenities. Newly fitted modern kitchen including a built-in oven and hob. Spacious living room overlooking Leys Avenue. Newly fitted white bathroom suite. Double glazed and gas central heating. Quality oak internal doors, new flooring and recently re-decorated throughout. Unfurnished and available October subject to references.

## Ground Floor

### Entrance

Pedestrian gated access from the Euro Car park on Rowland Way. Wrought iron stairs up to the first floor leading to:

## First Floor

### Hallway

Part glazed entrance door to front. Wood effect laminated flooring. Radiator. Smoke alarm. Doors to all rooms.

### Kitchen

10' 1" x 6' 7" (3.07m x 2.01m)  
Re-fitted modern units to base and eye level with contrasting wood effect work surfaces. Stainless steel sink unit with mixer tap. Built in electric oven and hob with extractor over. Space for fridge freezer and plumbing for under counter washing machine. Attractive brick style white ceramic tiling to splash back areas, flooring as hallway. Wall mounted gas central heating boiler. Radiator. Window to rear. Extractor fan.

### Living Room

14' 8" x 14' 1" (4.47m x 4.29m)  
Two windows to front overlooking Leys Avenue. TV & BT sockets. Radiator.

### Bedroom

14' 9" x 8' 7" (4.50m x 2.62m)  
Window to rear. Built-in double wardrobe. TV point. Radiator.

### Bathroom

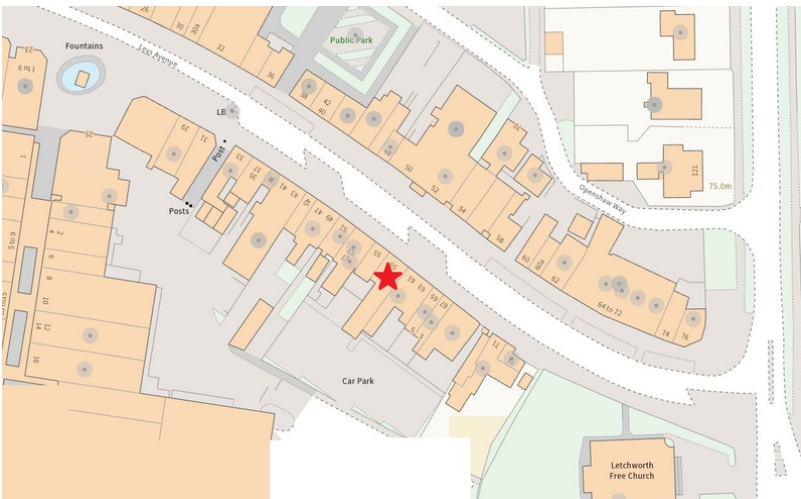
9' 0" x 5' 0" (2.74m x 1.52m)  
White three piece suite comprising panel bath with mixer tap, shower over and enclosed by screen. Low level wc and wall mounted wash hand basin with storage drawer under and mirror fronted cupboard over. Attractive ceramic tiling to splash back areas. Large partly frosted window to rear. Ladder style towel rail. Extractor fan. Flooring to match hallway and kitchen.

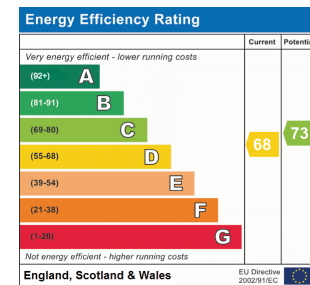
## Outside

### Agents Note

Please be aware there is no parking or outside storage with this property.







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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