

Bowyer Drive, Letchworth Garden City, Hertfordshire, SG6

£1,100 pcm

- Available beginning of May
- Second Floor ONE bed apartment
- Great open plan living space
- Modern fitted kitchen with appliances
- MODERN 3 piece bathroom suite
- Secure entry phone system
- Private Allocated OFF ROAD PARKING
- Great location - LESS THAN a MILE to the STATION





Available beginning of May | IMMACULATE feel inside - Fantastic MODERN interior - ready to move your furniture in | Second Floor Apartment | 18ft x 16ft OPEN PLAN kitchen / living space | Modern fitted kitchen | Good size DOUBLE bedroom | Modern bathroom | Allocated parking | Ample storage space | Walking distance from town centre | Less than a MILE from Letchworth TRAIN Station |

A FANTASTIC opportunity to acquire an immaculately presented one DOUBLE bedroom second floor apartment on a sought after, NEARLY NEW development, in a great central location within Letchworth. A desirable town with a real sense of community spirit with great amenities, surrounded by the open countryside of North Hertfordshire. Superb transport connections make it an area that is both easily commutable into London and further North.

This apartment really does have the usual clean bright finish you would expect from a property of this age. The main open living space has a modern fitted kitchen. The hallway is spacious and there are two cupboards providing ample storage space. A double bedroom is served by a MODERN three piece bathroom suite.

Call the Leysbrook team TODAY to arrange a time to view.

| ADDITIONAL INFORMATION

Council Tax Band - B

EPC Rating - B

Deposit - £1,269.00

Sorry, no pets

| SECOND FLOOR

Open Plan Living: Approx 18' 7" x 16' 4" MAX (5.66m x 4.98m)

Bedroom: Approx 10' 9" x 10' 3" (3.28m x 3.12m)

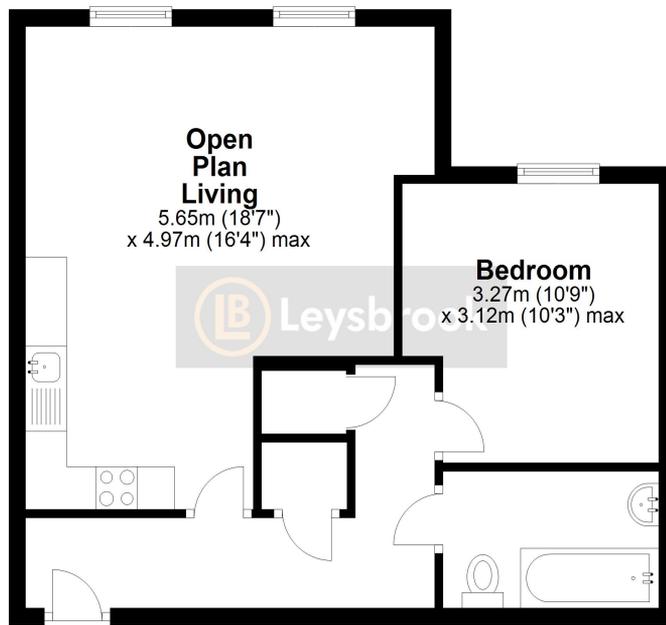
| OUTSIDE

One allocated parking space



Second Floor

Approx. 47.4 sq. metres (510.5 sq. feet)



Total area: approx. 47.4 sq. metres (510.5 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(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	