

40, Ascot Drive

Letchworth Garden City,
Hertfordshire, SG6 1FZ

£1,200 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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Modern two bedroom ground floor apartment located within easy reach of the town centre & railway station, situated on the popular Phoenix Park development. Open plan accommodation with a fitted kitchen including appliances and living room with french doors. Master bedroom with en-suite shower room and double second bedroom with built-in wardrobe. Gas central heating and double glazed windows. Allocated parking space. Unfurnished and available end of March/start of April. Contact us today to book a viewing!

Ground Floor

Communal Entrance

Secure communal entrance with access via intercom. Stairs to all floors.

Hall

Wooden entrance door to front. Laminate wood effect flooring. Built in cupboard housing hot water tank and with ample storage space. Inset spot lights. Radiator.

Living Room

17' 10" x 15' 0" (5.44m x 4.57m)
Open plan accommodation with Kitchen. Two radiators. Double glazed window to side aspect. Further double glazed window and French doors to the front aspect and overlooking a small garden. TV and Telephone points.

Kitchen

10' 3" x 6' 1" (3.12m x 1.85m)
High gloss fitted units to base and eye level with stainless steel sink drainer unit and contrasting work surfaces. Integrated double oven, four ring electric hob with extractor hood over. Other appliances included are a washing machine and fridge/freezer. Concealed gas central heating boiler. Ceramic tiling to splash back areas and floor. Inset spot lights.

Master Bedroom

12' 4" x 10' 8" (3.76m x 3.25m)
Double glazed window to front aspect. Radiator.

En-Suite

Modern three piece suite comprising low level WC and wash hand basin. Walk-in shower cubicle with sliding door. Heated towel rail and attractive ceramic tiling to splash back areas and floor. Inset spot lights. Extractor fan.



Bedroom Two

12' 4" x 8' 6" (3.76m x 2.59m)

Double glazed window to front aspect.

Radiator. Laminate wood effect flooring.

Built in fitted wardrobes with sliding doors.

Bathroom

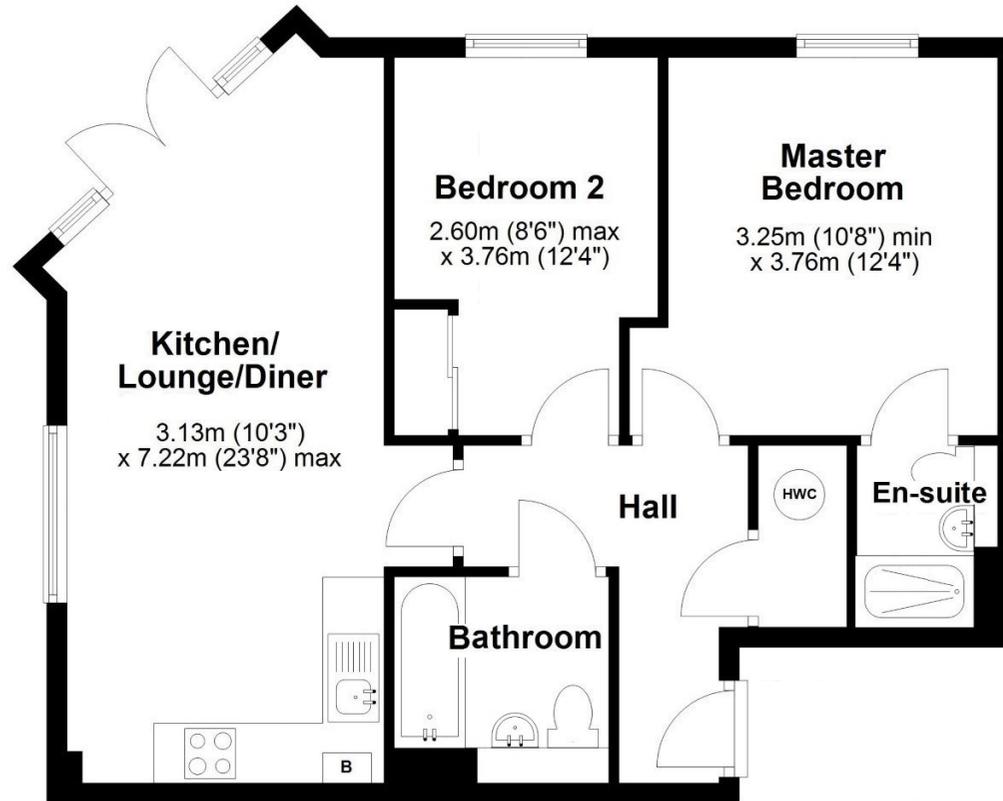
Modern three piece fitted suite comprising low level WC and pedestal wash hand basin. Panel bath with shower over. Heated towel rail and attractive ceramic tiling to splash back areas and floor. Inset spot lights. Extractor fan.

Outside

Communal Area/Parking

Allocated parking space (No: 20) with limited visitor parking. Bin area, secure bike store and communal gardens.





Ground Floor

Approx. 60.3 sq. metres (649.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(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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www.country-properties.co.uk

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