



176, Kristiansand Way

Letchworth Garden City,
Hertfordshire, SG6 1TY

£1,350 pcm

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properties

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.

Impressive 2 bedroom first floor apartment that has undergone a complete refurbishment throughout. The property has been modernised to a very high standard, internal viewing comes highly recommended to fully appreciate this fantastic property. Modern fitted kitchen with a range of integrated Neff appliances. Open plan living accommodation with far reaching views to the rear. Electric panel heaters throughout. Amtico Herringbone flooring throughout. Modern bathroom suite with Jacuzzi style bath. Double glazed windows. Allocated parking space. Unfurnished and available July 2024

Ground Floor

Communal Entrance

Communal entrance with stairs to the first floor.

First Floor

Entrance Hall

Primary hallway with double glazed windows to either side. Modern electric panel heater. Amtico flooring.

Inner Hallway

Modern electric panel heater. Amtico flooring. Access to part boarded loft space with ladder and light.

Open Plan Lounge/Diner/Kitchen

20' 2" x 11' 2" (6.15m x 3.40m) plus 9' 7" x 8' 10" (2.92m x 2.69m)

A real feature of this property is this spacious open plan living area with kitchen combined giving this apartment a truly modern feel. The German Nobilia kitchen has been fitted to a high standard with integrated appliances which include a 'Neff' oven, induction hob and microwave. The washing machine, fridge/freezer and slimline dishwasher are also integrated. The kitchen also has a single drainer sink unit with mixer tap, breakfast bar, display lighting and plenty of storage space. The living area is spacious with double glazed windows to three directions. Double glazed French doors with glazed Juliet balconies overlook the rear and have far reaching views. Modern electric panel heaters. Amtico flooring. TV and telephone points.

Bedroom One

9' 10" x 9' 7" (3.00m x 2.92m)

Double glazed window to the side aspect. Modern electric panel heater. Amtico flooring.



Bedroom Two/Home Office

8' 9" x 7' 1" (2.67m x 2.16m)

An adaptable room which although the second bedroom would also make an idea home office. Double glazed Velux window to the side. Modern electric panel heater. Amtico flooring.

Bathroom

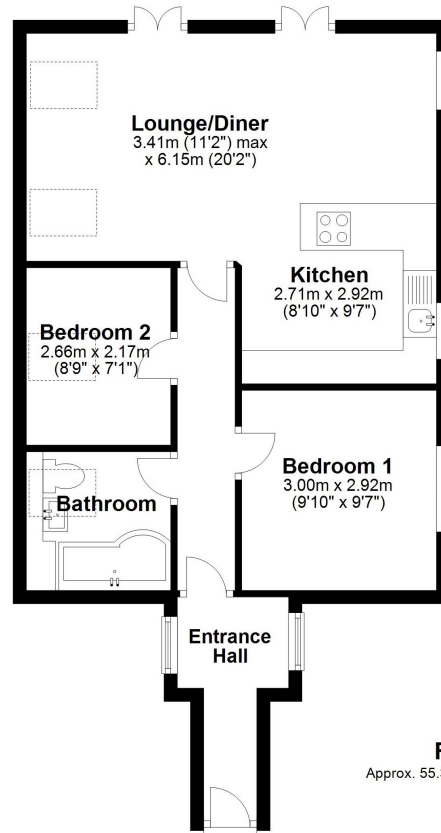
A luxury refitted white suite with Wye bathroom ware comprising a low level wc, wash basin with cupboard under and a Qube whirlpool Jacuzzi style bath with rain shower and colour kinetic underwater lights, separate shower attachment and glass screen. Tiled walls. Heated towel rail. Velux window to the side aspect.

Outside

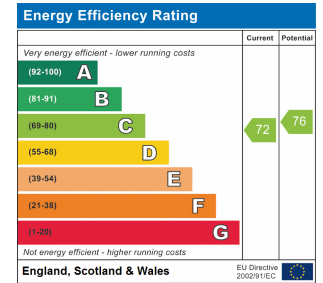
Communal Area

Allocated parking for one car. Gardens to rear overlooking allotments.





First Floor
Approx. 55.3 sq. metres (595.6 sq. feet)



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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