



# 37, Dunkerley Court

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

£205,000

country  
properties

Two bedroom top floor apartment in popular development within walking distance of the town centre & mainline railway station. Secure entry and underground parking. Open plan living room and kitchen with appliances. Fitted bedroom furniture in both rooms. Refitted shower room. The property is well suited for either a first time buyer or an investor. Internal viewing recommended.

## Ground Floor

### Entrance

Communal entrance with stairs and lift to all floors.

### Third Floor

#### Entrance Hall

Laminate floor. Electric heater. Large cupboard housing hot water tank.

#### Kitchen Area

2.77m x 2.16m (9' 1" x 7' 1")

Fitted in a range of matching base and eye level units providing ample storage space. Integrated oven & hob along with under counter washing machine and free standing fridge freezer. One and half bowl sink unit. Fully open plan with:

#### Lounge Area

3.28m x 2.95m (10' 9" x 9' 8")

Double glazed window overlooking the front. Laminate floor.

### Bedroom One

4.37m x 2.64m (14' 4" x 8' 8")

Double glazed window to the front. Fitted in a range of modern wardrobes and eaves storage cupboards. Electric heater.

### Bedroom Two

4.27m x 2.95m (14' x 9' 8")

Double glazed window to the rear. Fitted range of modern built in wardrobes. Separate cupboard. Electric heater.

### Shower Room

Modern suite comprising a low level wc, counter top wash basin with cupboard under. Large walk in shower cubicle with glass screen. Porcelain tiling. Extractor.

## Outside

### Communal Gardens

Communal gardens and allocated secure underground parking space (space #33).



## Agents Note

The owners have informed us of the following information:

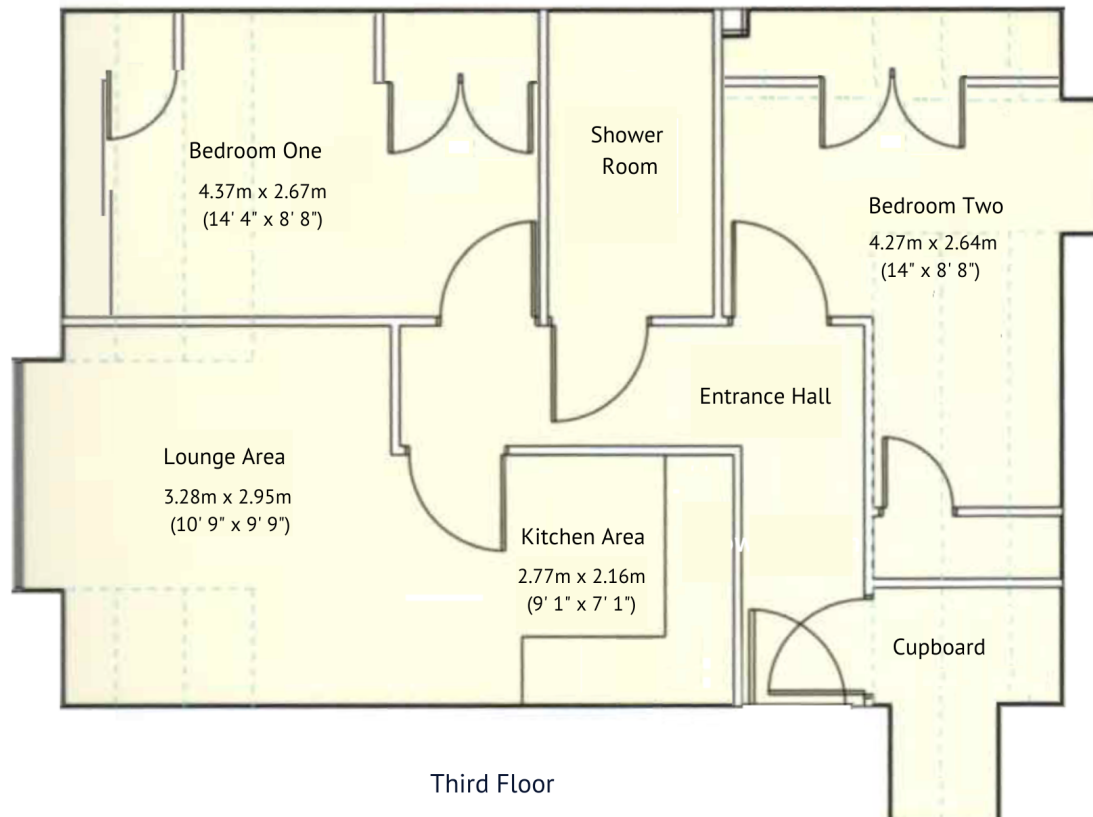
Lease: 125 years from 2005 with 105 years remaining.

Service Charge: Approx £1,700 per year

Ground Rent: £350 per year.

NHDC Tax Band C.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+)                                       |         |           |
| <b>A</b>                                    |         |           |
| (81-91)                                     |         |           |
| <b>B</b>                                    |         |           |
| (69-80)                                     |         |           |
| <b>C</b>                                    |         |           |
| (55-68)                                     |         |           |
| <b>D</b>                                    |         |           |
| (39-54)                                     |         |           |
| <b>E</b>                                    |         |           |
| (21-38)                                     |         |           |
| <b>F</b>                                    |         |           |
| (1-20)                                      |         |           |
| <b>G</b>                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

81

84

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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