



# 19, Dunkerley Court

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

**£995** 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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Well presented one bedroom second floor apartment in modern central development minutes walk from the town centre & mainline station. Good size kitchen with appliances. Open plan with living room which benefits from south facing french doors and a juliet balcony. Bedroom with built-in storage and well appointed bathroom with white suite. Electric storage heating & double glazed windows. Secure entry system and allocated parking space in underground parking with lifts to all levels. Rent includes water bills. Unfurnished and available June.

## Ground Floor

### Communal Entrance

Main entry gate from Birds Hill with secure entry system. Door to Block A with further secure communal area with post boxes and lifts/stairs to:

## Second Floor

### Entrance Hall

Laminate floor. Airing cupboard housing hot water tank. Electric heater. Doors to all rooms:

### Kitchen

7' 1" x 6' 9" (2.16m x 2.06m)

Fitted units to base and eye level with roll top work surfaces incorporating a stainless-steel sink unit. Ceramic tiling to splash back areas. Fitted appliances include stainless steel hob, oven and extractor hood. Washing machine and integrated under counter fridge. Laminate flooring. Open plan with:

### Living Room

14' 7" shortening to 9' 9" x 9' 8" (4.45m, 2.97m x 2.95m)

Double glazed window and french doors with juliet balcony to front. Laminate flooring. Electric heater. TV and telephone points. Intercom entry phone receiver.

### Bedroom

12' 6" max x 8' 1" (3.81m x 2.46m)

Double glazed window to front. Built-in double wardrobe. Electric heater. TV and telephone point.

### Bathroom

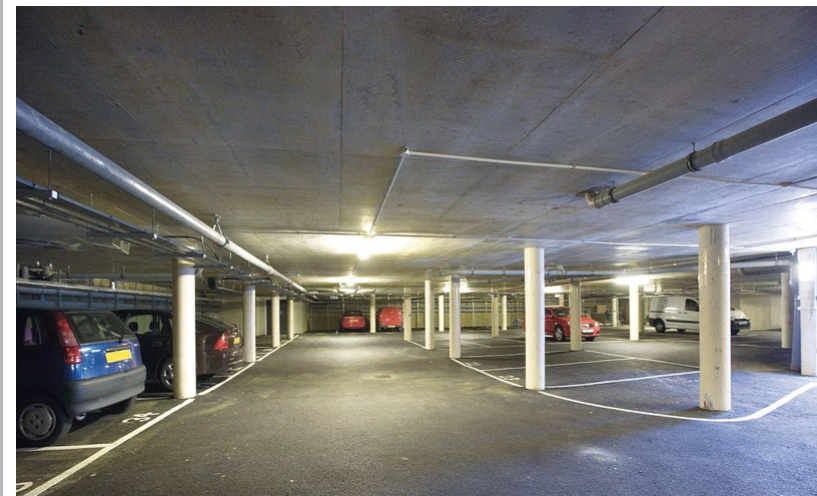
White three-piece suite comprising panel bath with mixer tap, shower attachment, small glass screen and curtain rail. Pedestal wash hand basin and low level dual flush WC. Small wall mounted electric heater. Small wall mounted cupboard. Shaver point and extractor fan. Tiled splash back areas and soft cushion floor.



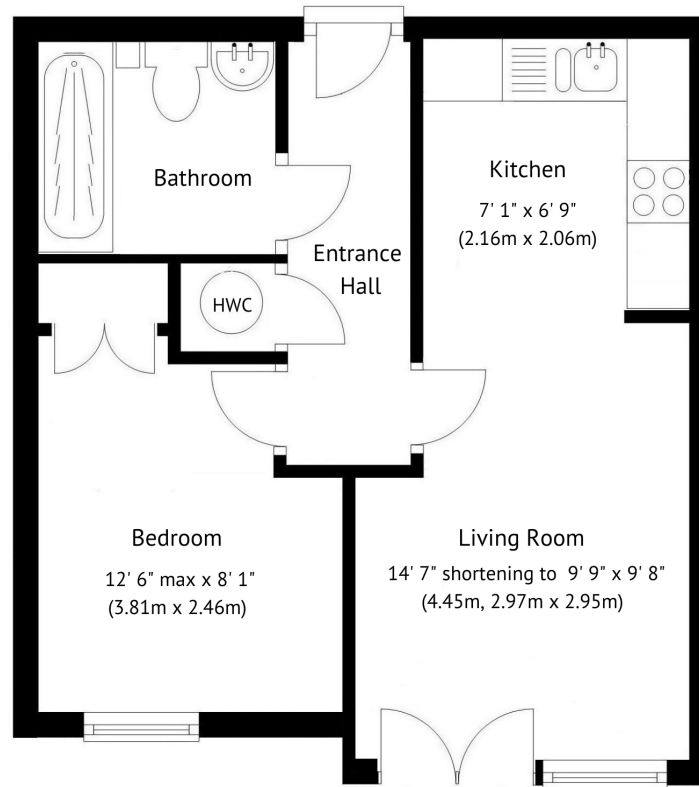
## Outside

### Communal Areas

Central communal gardens with bin chute.  
Secure access to underground car park with  
one allocated parking space #13. Refuse  
cupboard. Bike storage racks. Some visitor  
parking spaces (#90 to #99)







Second Floor

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>	82	83
(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	

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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