



28, Dunkerley Court

Letchworth Garden City,
Hertfordshire, SG6 1FE
£200,000

country
properties

Two bedroom ground floor apartment within easy walking distance of the town centre and train station. In need of some updating but with a spacious open plan living room with french doors overlooking the communal gardens. Fitted kitchen integrated oven & hob, fridge and under counter washing machine. Main bedroom with en-suite shower room. Further bathroom with 3 piece white suite. Double glazed windows and electric heating. Allocated underground parking space. Ideal first time or investment purchase.

Ground Floor

Communal Entrance

Communal entrance via secure intercom.

Entrance Hall

Wood laminate floor. Storage cupboard.

Living Room/Kitchen Area

22' 4" x 12' 8" (6.81m x 3.86m)

Double glazed French doors and windows overlooking the communal gardens. Wood laminate flooring. Open plan through to the kitchen area. The kitchen is fitted in a range of matching base and eye levels units. Single drainer sink unit. Integrated oven and hob, washer/dryer and fridge. Wood laminate floor.

Bedroom One

15' 3" x 8' 10" (4.65m x 2.69m)

Double glazed window to the rear aspect. Heater. Laminate floor. Wardrobe.

En-Suite

Comprising a low level wc, wash basin and shower cubicle. Ceramic tiling. Extractor fan.

Bedroom Two

10' 7" x 7' 5" (3.23m x 2.26m)

Double glazed window to the rear aspect. Heater. Wardrobe.

Bathroom

Three piece suite comprising a low level wc, wash basin and panelled bath. Ceramic tiling. Extractor fan.

Outside

Communal Areas

Central communal gardens laid to lawn and paving. Allocated parking space in secure underground car park.



Agents Note

The owner has informed us of the following information:

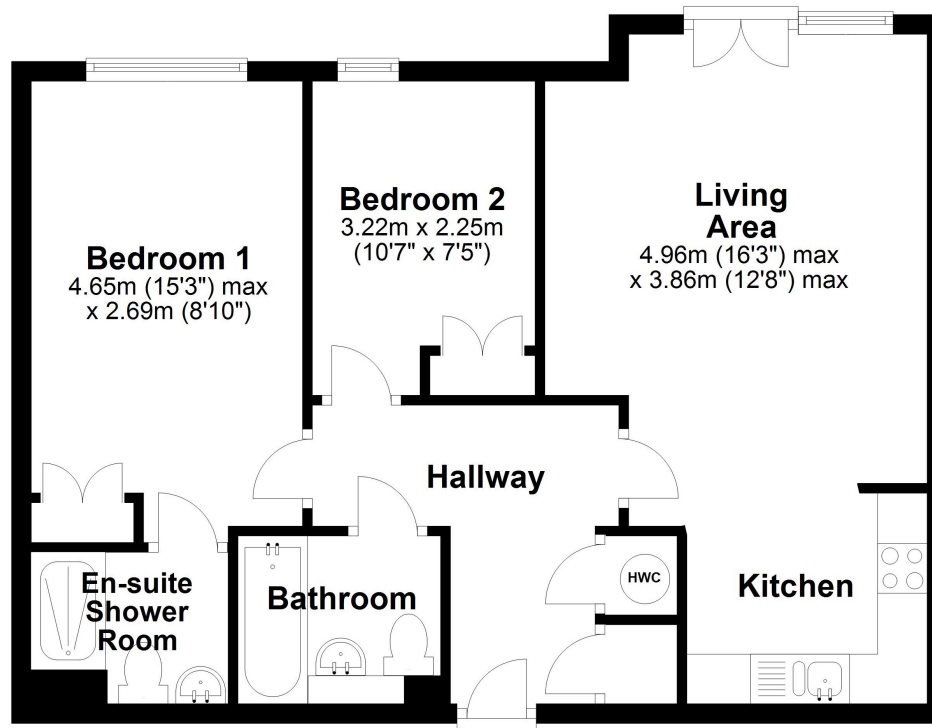
Leasehold: 125 years from 2005.

Service Charge: £1,626.92 per year to include the Buildings Insurance.

Ground Rent: £350 pa

NHDC Tax Band C.





Ground Floor

Approx. 58.1 sq. metres (625.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	76
(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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