



# 23, Station Road

Letchworth Garden City,  
Hertfordshire, SG6 3BB

£950 pcm

country  
properties

No referencing fees are applicable in this instance. Rent is payable on the first of each month. Five weeks deposit is required prior to the start of the tenancy. For further information please contact the office.

Spacious one bedroom top floor apartment situated in the middle of the town centre. Perfect location for all local amenities and main line railway station. Well presented and with attractive parquet flooring through the majority of the property. Good size fitted kitchen with oven and hob and access onto rear balcony. Well equipped bathroom with electric shower over the bath. Double glazed and gas centrally heated. Secure entry via intercom phone system. Unfurnished and available March.

## Ground Floor

### Communal Entrance

Pedestrian access from Station Road. Secure communal door with intercom. Stairs to all floors.

## Second Floor

### Entrance Hall

Part glazed wooden entrance door to front. Parquet flooring. Security entry phone. Radiator. Small cupboard over entrance housing fuse board and electric meter. Smoke alarm. Velux style window providing extra light. Doors to all rooms.

### Living Room

14' 5" x 13' 1" (4.39m x 3.99m)  
Lovely room with parquet flooring and two windows to front overlooking Station Road. Radiators. TV and telephone points. Smoke alarm.

### Kitchen

11' 1" x 10' 4" (3.38m x 3.15m)

Window and wooden door to rear providing access to the shared balcony. White fitted units to base and eye level with contrasting work surfaces. Stainless steel sink unit with mixer tap. Built in electric oven and hob with extractor and light over. Space for fridge freezer and plumbing for under counter washing machine. Tiling to splash back areas. Wall mounted gas central heating boiler. Radiator.

### Bedroom

13' 3" x 11' 9" (4.04m x 3.58m)

Parquet flooring and two windows to rear overlooking balcony area. Radiator.

### Bathroom

White three piece suite comprising panel bath with electric Mira Sport shower over. Low level wc and pedestal basin. Tiling to splash back areas. Wall mounted mirror and light/shaver point over basin. Large frosted window to rear. Chrome ladder style towel rail.



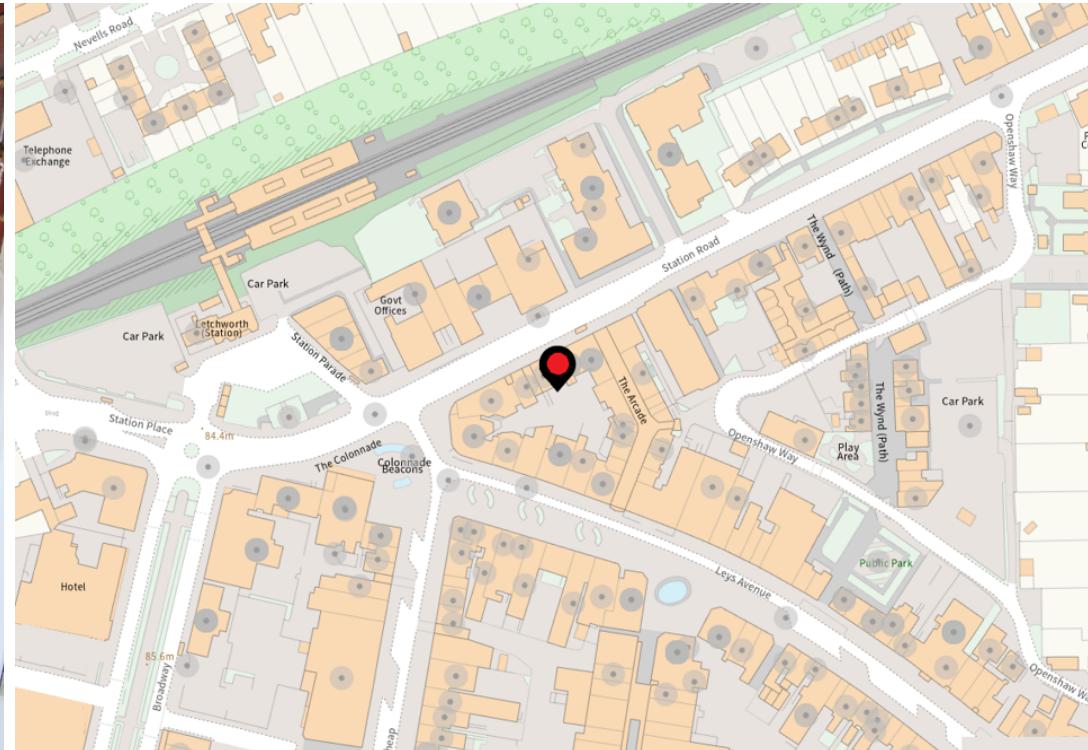
## Outside

### Rear Balcony/Access

Via external staircase and shared with other residents.

Agents Note: There is no parking or outside storage with this property.





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