



12a, Station Road

Letchworth Garden City,  
Hertfordshire, SG6 3AU  
£1,225 pcm

country  
properties

Ground floor one bedroom apartment located in the heart of Letchworth Garden City, this property is just a short walk from local amenities, parks, and excellent transport links, including the nearby train station for easy access to London and other surrounding areas. The property comprises of lounge, fully fitted kitchen, bedroom with high ceilings and family bathroom. Whilst the property has no parking, there is the option to have a parking space at an additional cost to be discussed.

Available now. EPC Rating E. Council Tax Band A. Holding fee £282.69. Deposit £1,413.46.

- One Bedroom Apartment
- Fully Refurbished To A High Standard
- EPC Rating E
- Council Tax Band A
- Holding Fee £282.69
- Deposit £1,413.46

UPVC Double Glazed Door Front Door  
Into:-

#### Lounge

13' 00" x 12' 02" (3.96m x 3.71m)

Fully fitted laminate flooring. Wooden skirting boards. UPVC double glazed sash style window. Wall mounted electric heater. Telephone socket. Inset ceiling spot lights. Carbon monoxide alarm.

#### Kitchen

7' 00" x 11' 03" (2.13m x 3.43m)

Fully fitted laminate flooring. Wooden skirting boards. Wall and base units with work surfaces over. Ceramic sink with mixer tap. Built in oven. Built in grill. Built in microwave. Built in hob with extractor over. Built in fridge/freezer. Built in washing machine. Built in dishwasher. Inset ceiling spotlights. Heat alarm.

#### Inner Hallway

Fully fitted laminate flooring. Wooden skirting boards. Smoke alarm. Wooden doors into both rooms.

#### Bathroom

6' 11" x 6' 02" (2.11m x 1.88m)

Tiled flooring. Low level WC. Wash hand basin with vanity unit. Bath with shower over. Ceiling mounted extractor fan. Inset ceiling spotlights. Light up mirror. Wall mounted heated towel radiator. Wooden door into storage cupboard housing hot water tank and associated pipework, controls and wall mounted fuse box.

#### Bedroom

12' 08" x 12' 10" NT x 9' 07" (3.86m x 3.91m NT x 2.92m)

Fully fitted laminate flooring. Wooden skirting boards. Wall mounted electric heater. Two UPVC double glazed sash style windows to front aspect. Carbon monoxide alarm. TV aerial point.

#### Agent Notes

There is no allocated parking with the property. There is the possibility to have a parking space, however this will be chargeable at a separate cost of which is to be discussed.



## Agency Fees

Permitted Tenant payments are:-

Holding deposit per tenancy – One week's rent

Security deposit per tenancy – Five week's rent

Unpaid rent – charged at 3% above Bank of

England base rate from rent due date until paid in order to pursue non-payment of rent. Not to be levied until the rent is more than 14 days in arrears.

Lost keys or other security devices – tenants are liable to the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the actual cost of a locksmith, new locks and replacement keys for the tenants, the landlord and any other persons

requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc. VAT) for the time taken replacing lost keys or other security devices/

Variation of contract at the tenant's request –

£50.00 (inc. VAT) per agreed variation.

Change of sharer at the tenant's request – £50.00

(inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

Early termination of tenancy at tenant's request –

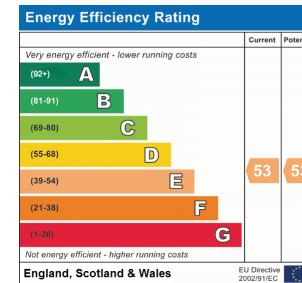
Should the tenant wish to terminate their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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Redress Scheme. Membership number D00609.

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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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