



23, Haysman Close

Letchworth Garden City,
Hertfordshire, SG6 1UD

£1,150 pcm

country
properties

Tenancy fees do not apply unless you are a registered company. We require a holding deposit equivalent to 1 week's rent to reserve the property, on successful viewing and credit checked, no deposit (less holding deposit) and a damages deposit equivalent to 5 weeks' rent is required. Monthly rent will be payable by calendar month in advance. Possession will be for full term, unless stated.

Well presented two bedroom first floor apartment in popular cul-de-sac location. Fitted kitchen with appliances. 14ft x 13ft living room and double bedroom with built-in storage. White bathroom suite with window. Electric heating and double glazed windows. Secure intercom entrance door. Unfurnished and available from 2nd March. Internal viewing highly recommended.

Ground Floor

Communal Entrance

Part glazed entry door. Security entry phone system. Stairs to all floors.

First Floor

Entrance Hall

Wooden door to front. Entry phone. Fuse box. Electric heater. Doors to:

Living Room

14' x 13' (4.27m x 3.96m)
Electric heater. Window to side. TV point. Cupboard housing hot water tank. Access to:

Kitchen

11' 7" x 6' 10" (3.53m x 2.08m)
Modern white units to base and eye level with stainless steel handles and wood effect roll top work surfaces. Single drainer one and half bowl stainless steel sink unit with mixer tap. Electric oven, washing machine and fridge/freezer. Tiling above work surfaces. Window to side. Spotlights.

Bedroom One

12' 2" x 10' 8" (3.71m x 3.25m)
Window to side. Built in wardrobe with sliding mirror doors. Electric heater.

Bedroom Two

10' 7" x 5' 3" (3.23m x 1.60m)
Window to side. Electric heater.

Bathroom

White suite comprising panel bath with shower above. Pedestal basin and wc. Wood effect flooring. Mosaic style tiling. Heated towel rail. Window to side.

Communal Areas

Outside

Off road parking spaces (on a first come first served basis). Gardens surrounding block. Brick built bin store, further recycling area. Gated pedestrian walk way through to Cromwell Road.







First 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+)	73	80		
A				
(81-91)				
B				
(69-80)				
C	73	80		
(55-68)				
D				
(39-54)				
E	73	80		
(21-38)				
F				
(1-20)	73	80		
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

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: simon.ellmers@country-properties.co.uk

www.country-properties.co.uk

country
properties