



62, Ascot Drive

Letchworth Garden City,
Hertfordshire, SG6 1FZ

£1,300 pcm

Tenancy fees do not apply unless you are a registered company. We require a holding deposit equivalent to 1 week's 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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properties

Spacious and very well presented two bedroom, partly furnished first floor flat – Available July 2025. Situated in this popular development within walking distance of Letchworth town centre & train station. Modern fitted kitchen with appliances, open plan with living room. Two good size double bedrooms, main benefits from a fitted wardrobe and ensuite. Further well appointed main with window. Security entry system. Allocated parking space. Contact us today to arrange your viewing!

Ground Floor

Communal Entrance

Security entry phone system. Stairs to all floors.

First Floor

Entrance

Via solid front door into:

Hallway

Two double glazed windows to rear aspect. Radiator. Storage cupboard housing hot water cylinder and washing machine. Doors to:

Living Room

5.90m x 3.65m (max) (19'4" x 11'11" max). Measurements include kitchen area. Dual aspect room open plan with kitchen. Double glazed window to front aspect. Radiator.

Kitchen

Window to rear aspect. Fitted with a range of base and wall mounted units. Stainless steel single bowl sink and drainer with mixer tap. Stainless steel built in single oven and four ring ceramic hob inset to work surface with stainless steel chimney hood extractor over. Other included appliances are: slim line dishwasher, under counter fridge and freezer. Concealed wall mounted gas central heating boiler.

Bedroom One

3.90m (max) x 3.20m (12'9" (max) x 10'5") Double glazed French doors with 'Juliette balcony' to front aspect. Fitted wardrobe with sliding doors. Radiator. Door to:

Ensuite

Suite comprising double width shower cubicle, pedestal mounted hand wash basin and low level push-button flush WC. White heated towel rail. Extractor.

Bedroom Two

3.90m x 2.60m (12'9" x 8'6"). Maximum measurements due to irregular shaped room. Double glazed bay window to front aspect. Radiator.



Bathroom

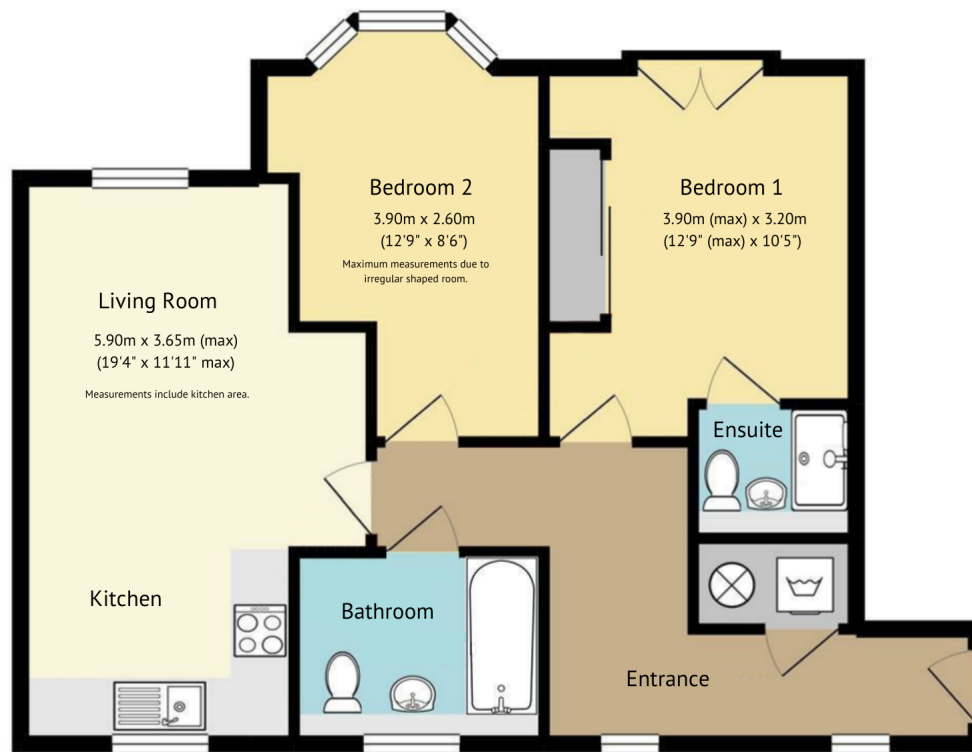
Double glazed window to rear aspect. Suite comprising panel bath with chrome mixer tap and separate shower over. Pedestal mounted hand wash basin and low level push-button flush WC. White heated towel rail. Extractor.

Outside

Communal Area

Well kept communal gardens. Communal bin store. 1 x allocated parking space (#16).





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		
(92-100) A		
(81-91) B		
(69-80) C	83	83
(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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