



# Apartment 1

4. Leys Avenue, Letchworth Garden City,  
Hertfordshire, SG6 3EU

**£1,400 pcm**

country  
properties



This beautifully converted, brand-new first floor 2-bedroom apartment is available for rent in the heart of Letchworth Garden City. Offering a perfect blend of modern living with the charm of a well-established neighbourhood, this apartment is ideal for anyone looking for comfort, style, and convenience. The apartment features a spacious and light-filled open-plan living area with sleek finishes throughout. The fully fitted kitchen boasts contemporary appliances, making it perfect for both cooking and entertaining. Located in a desirable part 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. Holding Fee £323.08. Deposit £1,615.38.

- Two Bedroom Converted Apartment
- Town Centre Location
- Spacious and Light with Sleek Finish
- Fitted Kitchen with Appliances
- Holding Fee £323.08
- Deposit £1,615.38

Wooden door into:-

### Entrance Hall

Karndean flooring. Wooden skirting boards. Smoke alarm. Inset ceiling spot lights. Control for entry system. Wooden doors to all rooms. Wooden door into storage cupboard housing hot water tank and fuse box.

### Bedroom One

13' 09" NT x 9' 01" x 12' 08" NT x 9' 08" (4.19m NT x 2.77m x 3.86m NT x 2.95m)

Karndean flooring. Wooden skirting boards. Wall mounted electric heater. Two UPVC double glazed sash style windows to front aspect. TV aerial point. Telephone socket. Inset ceiling spotlights.

### Bedroom Two

13' 09" x 7' 10" (4.19m x 2.39m)

Karndean flooring. Wooden skirting boards. Wall mounted electric heater. UPVC double glazed sash style window to front aspect. Inset ceiling spotlights. Telephone socket. TV aerial point.

### Open Plan Kitchen/Lounge/Diner

20' 02" NT x 15' 00" x 18' 04" (6.15m NT x 4.57m x 5.59m) Karndean flooring. Wooden skirting boards. Two wall mounted electric heaters. Two UPVC double glazed sash style windows to front aspect. Smoke alarm. Inset ceiling spotlights.

Wall and base units with work surfaces over. Stainless steel sink. Built in oven and hob with extractor over. Built in fridge/freezer. Built in dishwasher. Built in microwave. Built in washing machine.

### Bathroom

7' 04" x 6' 01" (2.24m x 1.85m) Tiled flooring. Low level WC. Wash hand basin with vanity draws. Bath with shower over. Ceiling mounted extractor fan. Two UPVC double glazed and obscured sash style windows to rear aspect. Inset ceiling spotlights. Wall mounted light up mirror.



## 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.

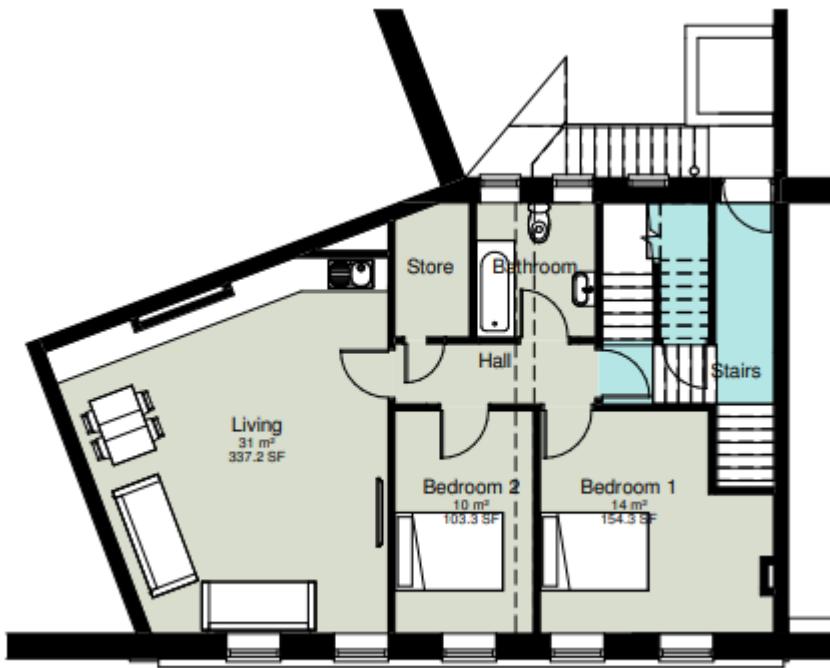
Redman Stewart Ltd T/A Country Properties are members of The Property Ombudsman (TPO) Redress Scheme. Membership number D00609.

Redman Stewart Ltd T/A Country Properties are part of a Client Money Protection Scheme with Propertymark.

Membership number C0016528.







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 | 39, High Street | SG7 6BG  
T: 01462 895061 | E: [baldock@country-properties.co.uk](mailto:baldock@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties