



# 57, Principal Court

Letchworth Garden City,  
Hertfordshire, SG6 1FL

**£1,250** pcm

country  
properties

Tenancy fees do not apply unless you are a registered company. We require a holding deposit equivalent to 1 weeks 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.



Lovely two bedroom first floor apartment in this popular residential development. The property benefits from a modern fitted kitchen with integrated appliances. Dual aspect 14ft by 12ft living/dining room and good size master bedroom with built-in wardrobe. Ensuite shower room and well appointed separate bathroom. Gas central heating and double glazing. Allocated parking space and nicely kept communal areas. No pets or smokers allowed. Unfurnished and available March.

## Ground Floor

### Communal entrance

Intercom entry panel. Postal boxes. Stairs to first floor.

## First Floor

### Entrance Hall

Wood laminate flooring. Access to loft space. Storage cupboard housing wall mounted gas central heating boiler. Doors to:

### Kitchen

7' 10" x 7' 3" (2.39m x 2.21m)  
Modern beech fronted units to base and eye level with contrasting work surfaces. Stainless steel sink unit with mixer tap and drainer. Built-in gas hob with electric oven under. Stainless steel extractor hood over and with splash back behind. Integrated dishwasher, washing machine, fridge and freezer. Window to side. Further ceramic tiling to remainder of splash back areas. Spotlights.

### Living Room

14' 3" x 12' 9" (4.34m x 3.89m)  
Dual aspect with windows to side and rear. TV and telephone points. Radiators.

### Bedroom One

11' 3" x 10' 9" (3.43m x 3.28m)  
Window to side aspect. Built-in double wardrobe with sliding doors providing ample storage space. TV and telephone points. Radiator. Door to:

### En-suite shower

White suite comprising enclosed shower with ceramic tiled splash areas. Pedestal wash hand basin and low level wc. Shaver point. Extractor fan. Radiator.

### Bedroom Two

11' 6" x 8' 6" (3.51m x 2.59m)  
Window to rear aspect. TV and telephone points. Radiator.



## Bathroom

Modern three piece white suite comprising panel bath with mixer tap. Shower attachment over bath and enclosed by screen. Pedestal wash hand basin and low level wc. Window to side aspect. Ceramic tiling to splash back areas. Radiator.

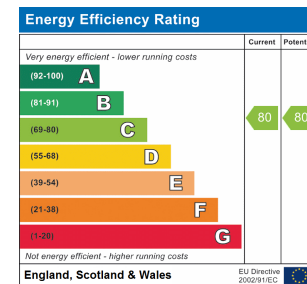
## Outside

## Communal Areas

Well kept gardens surrounding the block.  
Bin storage. Allocated and visitor parking spaces.







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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