



33, Dunkerley Court

Birds Hill, Letchworth Garden City,
Hertfordshire, SG6 1FE

£200,000

country
properties

A two bedroom ground floor flat that is offered with vacant possession. The property is centrally located with in easy walking distance of the Town Centre and Main Line Train Station with links to London, Cambridge and beyond. There is no chain with this property.

Th property has an open plan living room and kitchen area with some integrated appliances, main bedroom with an en-suite shower, second bedroom and a main bathroom. There is a secure entry phone system and an allocated parking space in the underground car park.

The town is a prime example of the Garden City Movement, which aimed to create planned communities with green spaces, affordable housing, and a focus on community well-being. Letchworth was the prototype for this movement. Letchworth Garden City provides residents with cultural and recreational amenities, including parks, museums, and sports facilities. It has a strong educational infrastructure, with a range of primary and secondary schools, as well as further education institutions. Letchworth Garden City is well-connected to London, Cambridge and other nearby towns. It has a railway station and is accessible by major roads.

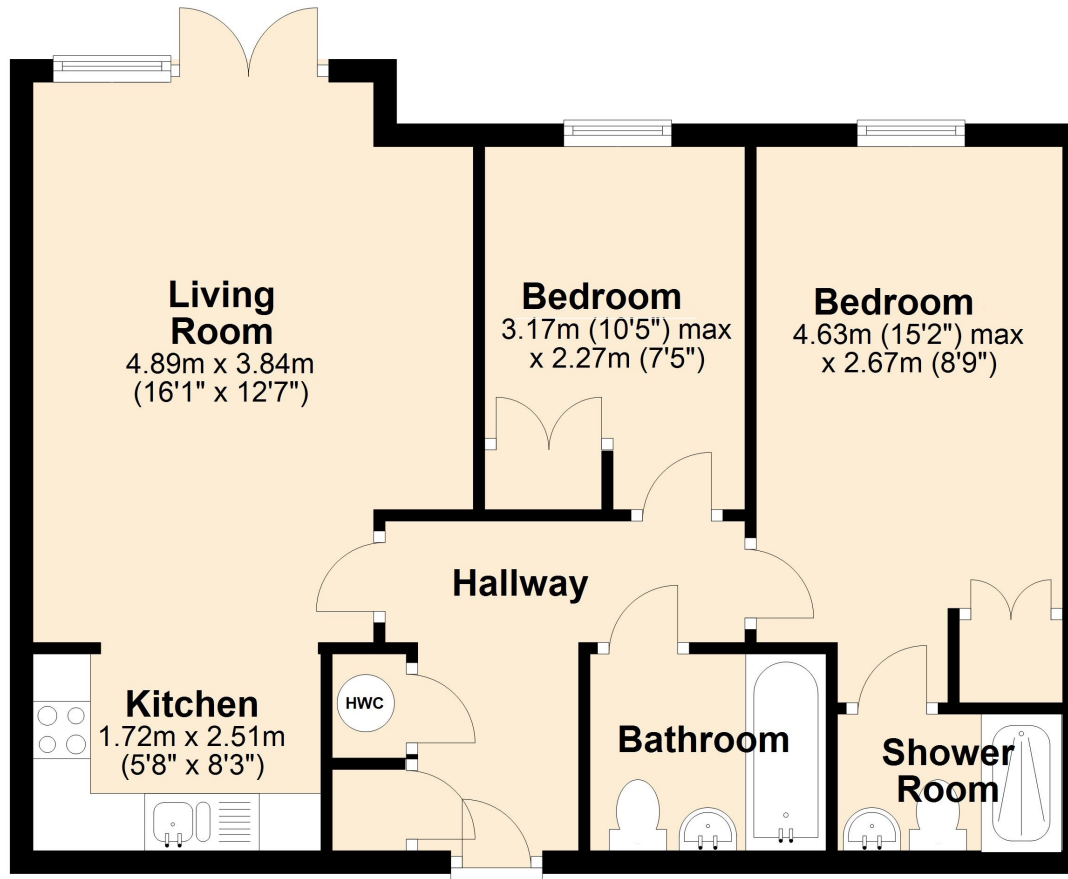
- Vacant Possession and no upper chain.
- Centrally located, only a few minutes walk from the town centre and main line train station.
- In need of some updating and modernisation.
- Secure entry phone system.
- Secure allocated parking space.
- Leasehold with 101 years remaining.
- Service Charge £1,626.92 pa
- Ground Rent £350 pa
- Council Tax Band C.





Ground Floor

Approx. 56.9 sq. metres (612.4 sq. feet)



Total area: approx. 56.9 sq. metres (612.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	79
(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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