



# Pascal Way, Letchworth Garden City, Hertfordshire. SG6 1DL

- AVAILABLE NOW
- ONE BEDROOM
- UNFURNISHED
- COMBINATION BOILER
- WHITE GOODS INCLUDED
- CLOSE TO AMENITIES
- OPTION TO RENT GARAGE





## PROPERTY DESCRIPTION

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This fantastic one bedroom cluster house is available now on an unfurnished basis but with white goods included. The property benefits from; entrance hallway, lounge, kitchen, double bedroom and bathroom.

Pascal Way is located in Letchworth Garden City and is close to the following amenities:

Letchworth Outdoor pool 0.5 miles

Sainsburys 0.5 miles

North Herts Leisure Centre 0.7 miles

Morrisons 1.0 miles

Letchworth Train Station 0.8 miles

A1(m) Junction 9 1.6 mile



## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### ENTRANCE HALLWAY

Door into the lounge

#### LOUNGE

3.42m x 3.28m (11' 3" x 10' 9")

Good size lounge with window to the front aspect, radiator and stairs to the first floor. Door into the kitchen.

#### KITCHEN

2.3m x 1.94m (7' 7" x 6' 4")

Refitted white gloss kitchen with worksurface. Appliances including; undercounter fridge, washing machine, oven and electric hob. Wall mounted combination boiler. Window to the front aspect. Storage cupboard.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Doors to bedroom and bathroom.

#### BEDROOM

3.4m x 3.8m (11' 2" x 12' 6") MAX

Double bedroom with window to the front and side aspect. Storage cupboard.

#### BATHROOM

1.9m x 1.4m (6' 3" x 4' 7")

Refitted bathroom with side panel bath with thermostatic shower over, vanity wash hand basin and w/c. Window to the front aspect.

### EXTERIOR

#### FRONT GARDEN

There is a grass area to the front of the front of the property.

#### GARDEN

There is a no maintenance garden area accessible from the street to the side of the property with shingle and a washing line.

#### AGENTS NOTES

This property is available now on an unfurnished basis.

The monthly rent is £1000

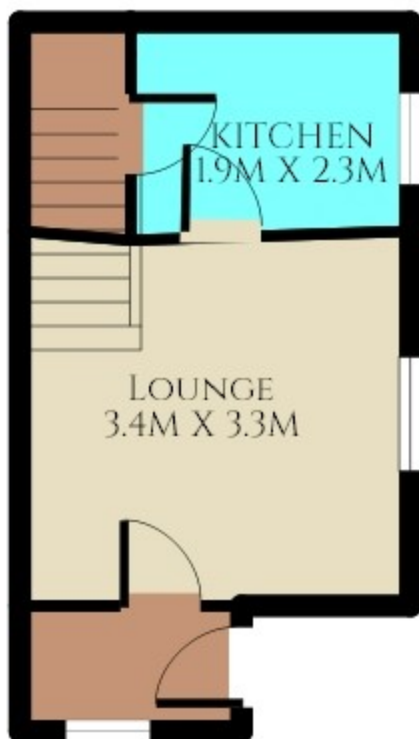
A garage is also available at an additional £50pcm

A holding deposit of £230.76 to secure the property is required when the rental is agreed.

A total of five weeks deposit of £1153.80 will need to be paid on move in day, this will be lodged with Tenancy Deposit Scheme. (Your holding deposit will be included into this cost)

To pass referencing you will need to earn over £30000 per year between applicants





GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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