



26b, Leys Avenue

Letchworth Garden City,
Hertfordshire, SG6 3EW

£1,200 pcm

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properties

Spacious two bedroom apartment set over two levels & situated in the middle of the town centre. Perfect location for all local amenities and the main line railway station. Two good size bedrooms plus additional study/office. Lovely lounge overlooking Leys Avenue. Fitted kitchen with oven and hob. Well equipped white bathroom suite. Gas central heating. Strictly no pets allowed. Off road allocated parking space. Unfurnished and available early May.

Ground Floor

Entrance

Accessed via Openshaw Way. Off road parking space. Wrought iron stairs to first floor. Access over flat roof to:

First Floor

Entrance Hall

Part glazed upvc entrance door. Radiators. Double cupboard housing electric meter and fuse board. Stairs to first floor with small recess under. Doors to:

Kitchen

13' 9" x 6' 10" (4.19m x 2.08m)

Comprising of white fitted units to base and eye level with contrasting work surfaces. Stainless steel sink unit with mixer tap and drainer. Built in electric oven with gas hob and extractor over. Space for fridge freezer and plumbing for under counter washing machine. Tiling to splash back areas. Wall mounted gas central heating boiler. Window to front.

Lounge

14' 4" x 10' 7" (4.37m x 3.23m)

Two windows overlooking Leys Avenue below. Radiator. Small cupboard housing gas meter.

Bedroom Two

10' 11" x 9' 4" (3.33m x 2.84m)

Two windows overlooking Leys Avenue. Radiator.

Bathroom

9' 5" x 7' 9" plus door well (2.87m x 2.36m)

Spacious room with white three piece suite comprising panel bath with mixer tap and separate shower over. Low level wc and pedestal basin with mixer tap. Tiling to splash back areas. Chrome ladder style towel rail. Window to front aspect. Storage cupboard.



Second Floor

Bedroom One

12' 8" plus recess x 11' 6" (3.86m x 3.51m)
Window overlooking Leys Avenue. Some slight height restriction. Two built-in storage cupboards/wardrobes.

Study/Office

9' 0" x 6' 1" (2.74m x 1.85m)
Window to front. Radiator.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	75
(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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