



30, Dunkerley Court

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

£925 pcm

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.

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Very spacious one bedroom ground floor apartment situated in a popular development close to the town centre and railway station. Large open plan kitchen/living/dining room. Modern fitted units with built-in oven, washing machine and fridge. Good size bedroom with built-in wardrobe. Double glazed windows and electric heating. Water bills included in rent. Security entrance system. Secure underground parking and with lifts to all floors. Unfurnished and available end November.

Ground Floor

Communal Entrance

From Birds Hill via security gate. Communal hallway with security door, post boxes and lifts to all floors.

Entrance Hall

Wooden entrance door with spyhole to front. Laminated flooring. Electric heater. Smoke alarm. Airing cupboard housing hot water tank. Further storage cupboard. Doors to:

Kitchen

Approx' 9' 0" x 8' 9" (2.74m x 2.67m)
Open plan with living/dining area and fitted in a range of matching base and eye level units. Integrated electric oven and hob with extractor over. Further integrated fridge and washer dryer plus stand alone freezer. One and a quarter bowl stainless steel sink unit and drainer. Laminated flooring. Ceramic tiling to splash back areas.

Living/Dining Room

14' 11" x 13' 9" (4.55m x 4.19m)

Window to rear. Electric heater. Laminate flooring. TV and telephone points. Security entry phone receiver. Wall shelving.

Bedroom

16' 4" x 11' 5" (4.98m x 3.48m)

Window to rear. Electric heater. Built-in wardrobe. TV and telephone points. Smoke alarm. New carpet.

Bathroom

White three piece suite comprising low level wc, wash hand basin and panel bath with shower above. Ceramic tiling to splash back areas. Extractor fan. Wall mounted mirror, shaver point and electric heater.

Outside

Communal Areas

Central communal gardens with bin chute. Secure access to underground car park with one allocated parking space - #19.

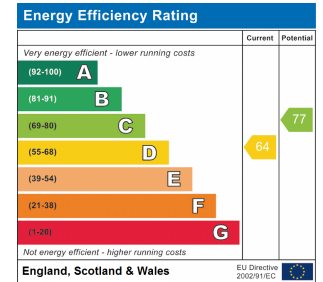






Ground Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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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