



3a, Station Road

Letchworth Garden City,  
Hertfordshire, SG6 3BB

£1,200 pcm

country  
properties

No referencing fees are applicable in this instance. Rent is payable on the first of each month. Five weeks deposit is required prior to the start of the tenancy. For further information please contact the office.



Recently updated two bedroom top floor apartment situated in the middle of the town centre. Perfect location for all local amenities including Letchworth Garden City main line railway station. Fully redecorated and with new flooring throughout. Lovely 19ft living room overlooking Station Road. Brand new fitted kitchen with integrated oven and hob. Brand new well equipped spacious bathroom. Quality oak internal doors, double glazing and electrically heated. Secure entry via intercom phone system. Strictly no pets allowed. Unfurnished and available August 2025.

## Ground Floor

### Communal Entrance

Pedestrian access from Station Road. Secure communal door with intercom. Stairs to all floors.

## First Floor

### Communal fire exit

Door to rear leading down wrought iron steps. Shared with Flat 1A

## Second Floor

### Entrance Hall

Wooden entrance door. Smoke alarms. Security entry phone. Electric heater. Cupboard housing hot water tank. Doors to:

### Living Room

Approx' 19' 0" x 17' 0" (5.79m x 5.18m)  
Very spacious room with two large windows to the front aspect overlooking Station Road. Picture rail. Electric heater.

### Kitchen

10' 9" x 9' 4" (3.28m x 2.84m)

Lovely newly fitted kitchen with modern white fronted units to base and eye level. White composite sink unit with mixer tap and drainer. White marble effect laminate work surfaces with matching splash backs. Laminate flooring. Space and plumbing for tenants own washing machine. Space for tenants own fridge freezer. Integrated electric oven and 4 ring hob with extractor over. Window to front overlooking Station Road.

### Bedroom One

11' 8" x 11' 1" (3.56m x 3.38m)

Two large windows to front overlooking Station Road. Electric heater.

### Bedroom Two

19' 0" x 7' 5" narrowing to 3' 0" (5.79m x 2.26m narrowing to 0.91m)

Triangular shaped room with window to rear aspect. Electric heater.



## Bathroom

Newly installed white three piece suite comprising panel bath enclosed by screen and with electric shower over. Wash hand basin with mixer tap set into vanity unit with storage below. Wall mounted mirror. Low level wc with dual flush. Attractive tiling to splash back areas. Frosted window to rear. Extractor fan.

## Agents Note

Please be aware there is no allocated vehicle parking or outside storage space with this property.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(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	

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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