41, Bowyer Drive

Letchworth Garden City,
Hertfordshire, SG6 1FX
£210,000

COUNTRY PROPERTIES
PART OF HUNTERS

Lovely Two Bedroom Top Floor Apartment In Quality Modern Development

- Spacious 24ft open plan living area with south facing views
- Modern fitted kitchen with integrated oven and hob and fridge freezer
- Large storage cupboard housing washing machine
- Double glazed windows and gas central heating
- Allocated parking space and bike store
- Well kept communal area and telephone linked secure entry system
- Ideally situated for commuters, a short walk from the town centre and mainline train station
- Internal viewing comes highly recommended

Ground Floor

Communal Entrance

Security telephone linked entry system. Exterior post boxes. Stairs to all floors.

Third Floor

Entrance Hall

Large entrance hall with doors to all rooms. Spacious cupboard housing gas central heating boiler, fuse box and with plumbing for washing machine. Laminate flooring. Radiator.

Lounge/Dining Area

24' x 15' 9" (7.32m x 4.80m) narrowing to 10' 4" (3.15m) and incorporating the open plan Kitchen area.
Two windows to front with south facing views. Radiators. TV and telephone points. Laminate flooring. Open plan with:

Kitchen

Modern fitted with ample units to base and eye level. Contrasting work surfaces incorporating a stainless steel sink unit and ceramic hob. Electric oven below and stainless steel splash back and extractor hood. Large integrated fridge and freezer.

Bedroom One

3.68m x 3.18m (12' 1" x 10' 5")
Window to rear aspect. Radiator. TV and telephone points.

Bedroom Two

3.68m x 2.26m (12' 1" x 7' 5")
Window to rear aspect. Radiator.

Bathroom

2.21m x 1.68m (7' 3" x 5' 6")
Attractive modern white suite comprising panel bath and attached shower with bi-fold screen. Low level wc and pedestal wash hand basin. Complimentary tiling to walls and flooring. Handy ladder style radiator. Extractor fan. Bathroom cabinet.

Outside

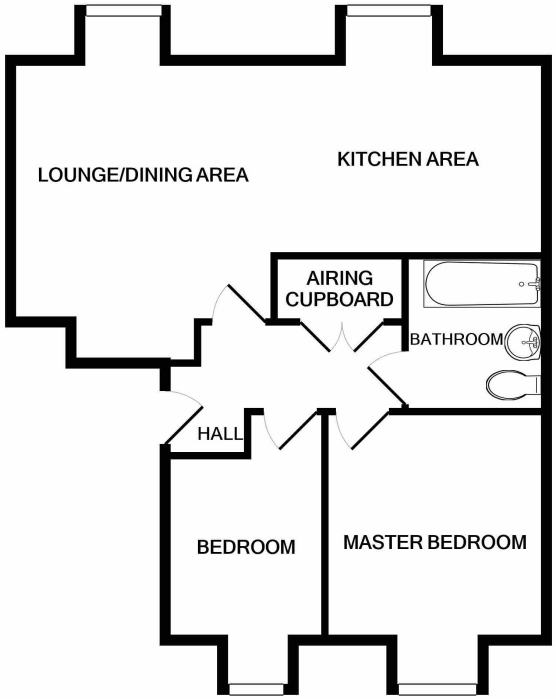
Communal area

Communal bike storage cupboard. Separate bin and recycling area. Allocated parking space.

Agents notes

The owner has informed us of the following information:

Lease: 125 years 2012
Service Charge: £64.39 per month
Ground rent : £308.91 per year
NHDC tax band B



TOTAL APPROX. FLOOR AREA 562 SQ.FT. (52.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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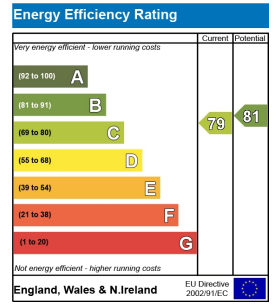

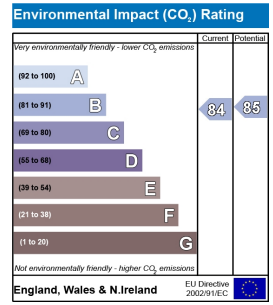

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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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