



Apartment 1, 16b, Leys Avenue

Letchworth Garden City,
Hertfordshire, SG6 3EU
£1,400 pcm

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properties

A two bedroom apartment in the heart of the Town Centre comprising of lounge, hallway, two bedrooms, bathroom and kitchen. Please note that there is no parking with the property. Short walk to main line train station. Available mid June. EPC Rating C. Council Tax Band A. Holding fee £323.08. Deposit £1,615.38.

- Two Bedroom Apartment
- Town Centre Location
- EPC Rating C
- Council Tax Band A
- Holding Fee £323.08
- Deposit £1,615.38

External

Concrete stairs. Wooden door into communal hallway.

Lounge

15' 02" x 12' 09" (4.62m x 3.89m)
Wooden front door. Wooden flooring. Wooden skirting boards. Electric heater. Two wooden sash windows. Communal door entry phone. Smoke alarm.

Hallway

Wooden flooring. Wooden skirting boards. Fuse box. Smoke alarm. Loft hatch (Not To Be Used). Hot water control panel.

Bedroom One

11' 07" x 7' 10" (3.53m x 2.39m)
Carpeted. Wooden skirting boards. Wooden sash window. Electric heater. Smoke alarm.

Bedroom Two

12' 07" x 11' 07" NT x 8' 09" (3.84m x 3.53m NT x 2.67m)
Carpeted. Wooden skirting boards. Two wooden sash windows. Electric heater. Smoke alarm.

Bathroom

5' 08" x 6' 01" (1.73m x 1.85m)
Tiled flooring. Wooden skirting boards. WC. Wash hand basin. Bath with shower over. Ceiling mounted extractor fan. Wall mounted heated towel radiator.

Kitchen

8' 05" x 6' 06" (2.57m x 1.98m)
Tiled flooring. Wooden skirting boards. Wall and base units with work surfaces over. Stainless steel sink and drainer. Built in oven and hob with extractor over. Built in dishwasher. Built in fridge/freezer. Built in washing machine. Smoke alarm.



Agency Fees

Permitted Tenant payments are:-

Holding deposit per tenancy – One week's rent

Security deposit per tenancy – Five week's rent

Unpaid rent – charged at 3% above Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Not to be levied until the rent is more than 14 days in arrears. Lost keys or other security devices – tenants are liable to the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the actual cost of a locksmith, new locks and replacement keys for the tenants, the landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc. VAT) for the time taken replacing lost keys or other security devices/

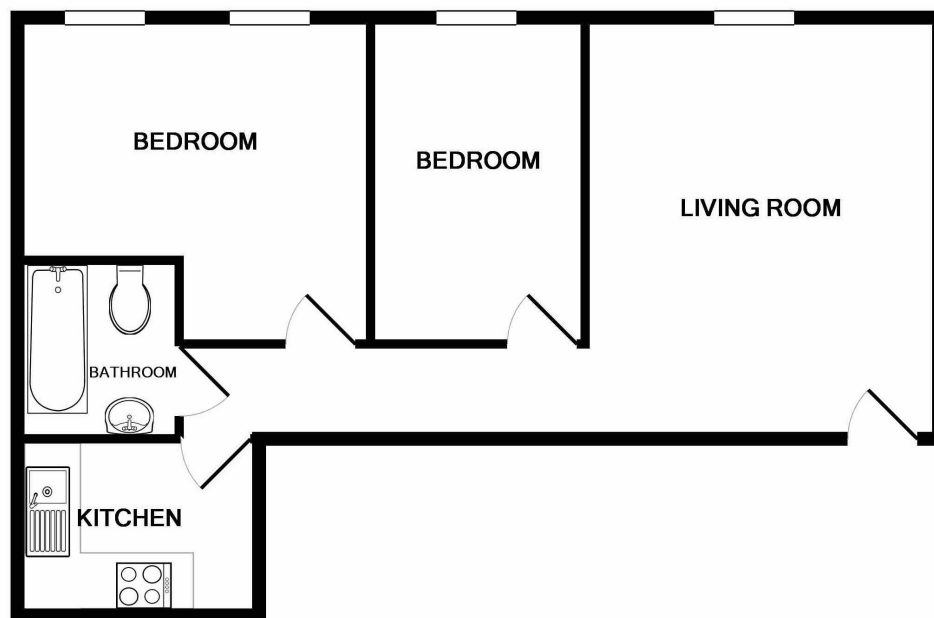
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

Early termination of tenancy at tenant's request – Should the tenant wish to terminated their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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TOTAL APPROX. FLOOR AREA 537 SQ.FT. (49.9 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	71	82
A		
(81-91)		
B		
(69-80)		
C	71	82
(55-68)		
D		
(39-54)		
E		
(21-38)	71	82
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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