

46, Dunkerley Court

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

£1,300 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.

country properties

Two bedroom ground floor apartment in modern central development minutes walk from the town centre & mainline station. Updated kitchen with free standing fridge freezer, integrated oven & hob and washing machine. Good size open plan lounge with french doors to rear. Main bedroom with en-suite shower room. Further family bathroom. Electric storage heating & double glazed windows. Secure entry system and allocated parking space in underground parking with lifts to all levels. Rent includes water bills. Unfurnished and available end of August.

Ground Floor

Communal entrance

Main entry gate from Birds Hill with secure entry system. Access across central communal gardens to Block D with further secure communal area with post boxes and lifts/stairs to:

Hall

Door with security eye over corridor. Laminate flooring. Electric heater. Storage cupboard. Second cupboard housing hot water tank. Doors to:

Kitchen

1.83m x 4.19m (6' 0" x 13' 9")
Re-fitted in a range of grey wall and base level units with contrasting roll top work surfaces incorporating a 1 & 1/2 bowl stainless steel sink and mixer tap. Integrated electric oven and hob with extractor fan over. Free standing fridge freezer and integrated washing machine. Attractive brick style ceramic tiling to splash back areas. Double glazed window to rear. Laminate flooring. Open plan with:

Living Room

4.04m x 4.22m (13' 3" x 13' 10")
Double glazed French doors and window to rear. Entry telephone. Electric heaters. TV point and telephone points. Laminate flooring. Door to hallway.

Bedroom One

3.20m x 4.47m max (10' 6" x 14' 8")
Double glazed window to front. Fitted wardrobe. Electric heater. TV and Telephone point. Door to:

En suite shower room

White suite comprising large tiled shower cubicle, low level dual flush WC and pedestal wash hand basin. Electric heater and extractor fan. Ceramic tiling to splash back areas. Shaver point.

Bedroom Two

2.64m x 2.31m (8' 8" x 7' 7")
Double glazed window to front. Fitted wardrobe. Electric heater.







Bathroom

Three piece white suite comprising panel bath with mixer tap and shower attachment. Low level dual flush WC and pedestal wash hand basin. Electric heater and extractor fan. Ceramic tiling to splash back areas. Shaver point.

Outside

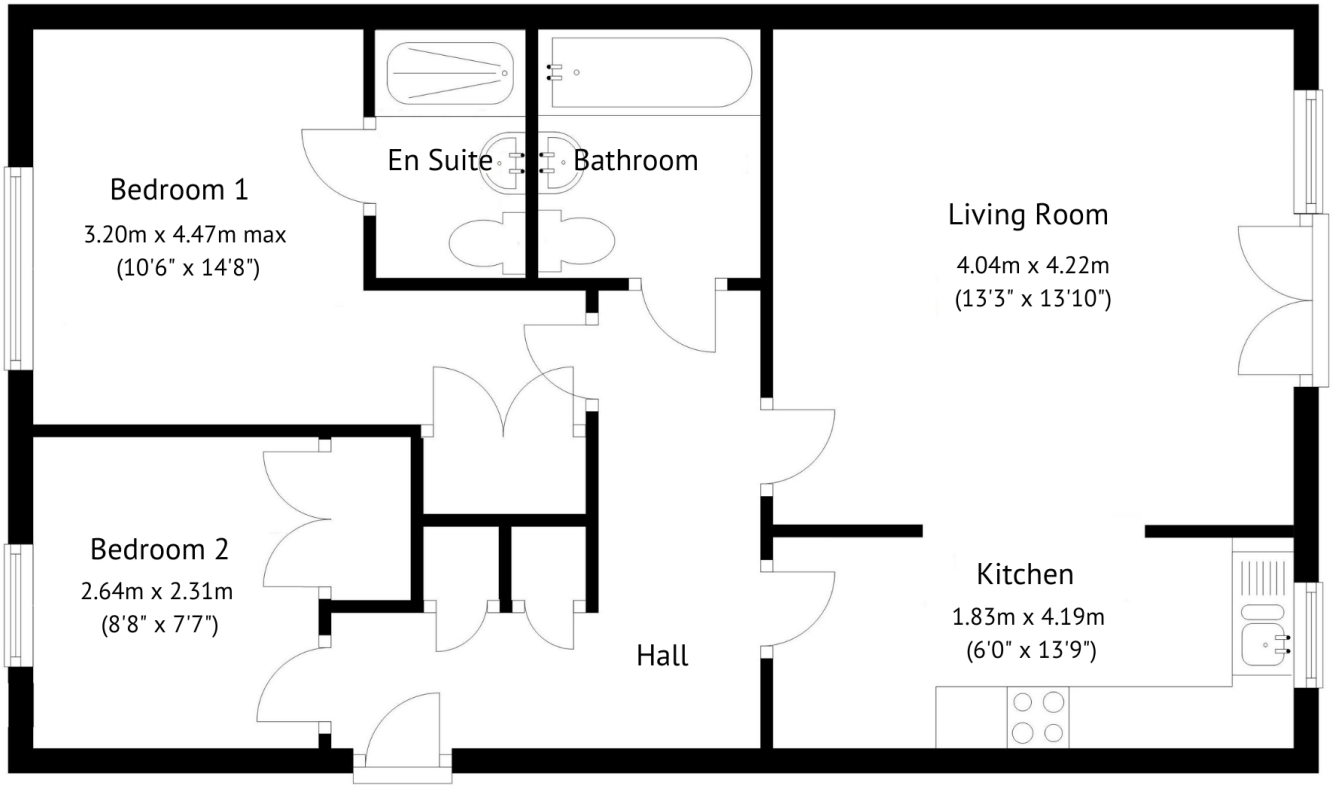
Communal Areas

Central communal gardens with bin shute. Secure access to underground car park with one allocated parking space #46. Refuse cupboard. Bike storage racks. Some visitor parking spaces (#90 to #99)

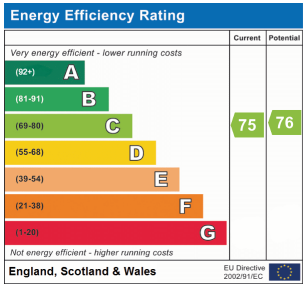








Ground Floor



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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