



**mather
estates**
independent agents



18 Dunkerley Court, Lorraine Works Birds Hill, SG6 1FE

Mather Estates welcomes to the market a well-presented two bedroom second floor flat in Dunkerley Court, Letchworth Garden City, just 0.5 miles from the train station and town centre.

Features include a spacious entrance hall with storage, open-plan living area with Juliet balcony, fitted kitchen with integrated appliances, master bedroom with en-suite and fitted wardrobes, second bedroom with built-in wardrobes, and a bathroom.

Further benefits include: Water bill included, secure entry system, lift access, communal gardens, and one allocated underground

£1,350 pcm



SUMMARY

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Further benefits include: Water bill included, secure entry system, lift access, communal gardens, and one allocated underground parking space.

The initial contract length is 12 months minimum.

A holding deposit of one weeks rent £311.53 is required upon acceptance of an application, this will be deducted from your first months rent should referencing be successful.

Security deposit total: £1,557.69

ENTRANCE HALLWAY

Wood-effect flooring, electric storage heater, cupboard, water tank/fuse cupboard and doors leading to:

LIVING/DINING AREA

Wood-effect flooring, electric storage heater, double glazed french doors leading to Juliette balcony to front aspect, curtain pole.

OPEN PLAN KITCHEN

Fitted with a range of wall and base units, complementary work surface with inset 1.5 bowl sink drainer and mixer tap, complementary tile splashback, electric hob, electric oven built under with integrated extractor hood over, small integrated fridge with freezer compartment, integrated washing machine/dryer, wood-effect flooring.

BATHROOM

White bathroom suite comprising of panel enclosed bath with mixer tap and shower attachment, part tiled around bath, vanity wash hand basin with mixer tap, wall mirror, WC, wood-effect flooring.

BEDROOM 1

Carpet, electric radiator, 2x double glazed windows to front aspect, curtain pole, built in wardrobe.

ENSUITE

Wood-effect flooring, WC, electric towel holder radiator, sink hand basin with mixer tap, sink mirror, enclosed shower with shower attachment.

BEDROOM 2

Carpet, electric radiator, double glazed window to front aspect, curtain pole, built in wardrobe.

OUTSIDE

1 allocated parking space in underground car park, stairs and lift access to flats, secure entry system to flats, gated grounds and communal garden.

DISCLAIMER

Disclaimer - Mather Estates Stevenage for themselves and for the Landlord of the property. who as agents they are to give notice that: (a) these particulars are

