



Flat 60 • Dunkerley Court • Birds Hill • Letchworth Garden City • Hertfordshire • SG6 1FE
£1,250 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



THE ACCOMMODATION

Communal Entrance Hall with secure entry-phone • Staircases & Landings • Lift to all floors
Private Hall • Living Room • Kitchen • Master Bedroom with en suite Shower Room • Bedroom 2 • Bathroom
Underground Parking

SMART MODERN APARTMENT UNDERGROUND PARKING

THE PROPERTY

This property is offered unfurnished and really benefits from the excellent finish throughout. The décor is neutral and there is plenty of natural light.

The interior of the flat is modern, with a fitted kitchen that is open plan with the lounge. The master bedroom is a generous double with an en-suite shower room, and there is a further good sized bedroom. There is an additional family bathroom, electric heating and double glazing.

Additional benefits include a beautiful courtyard in the centre of the development and underground parking

THE OUTSIDE

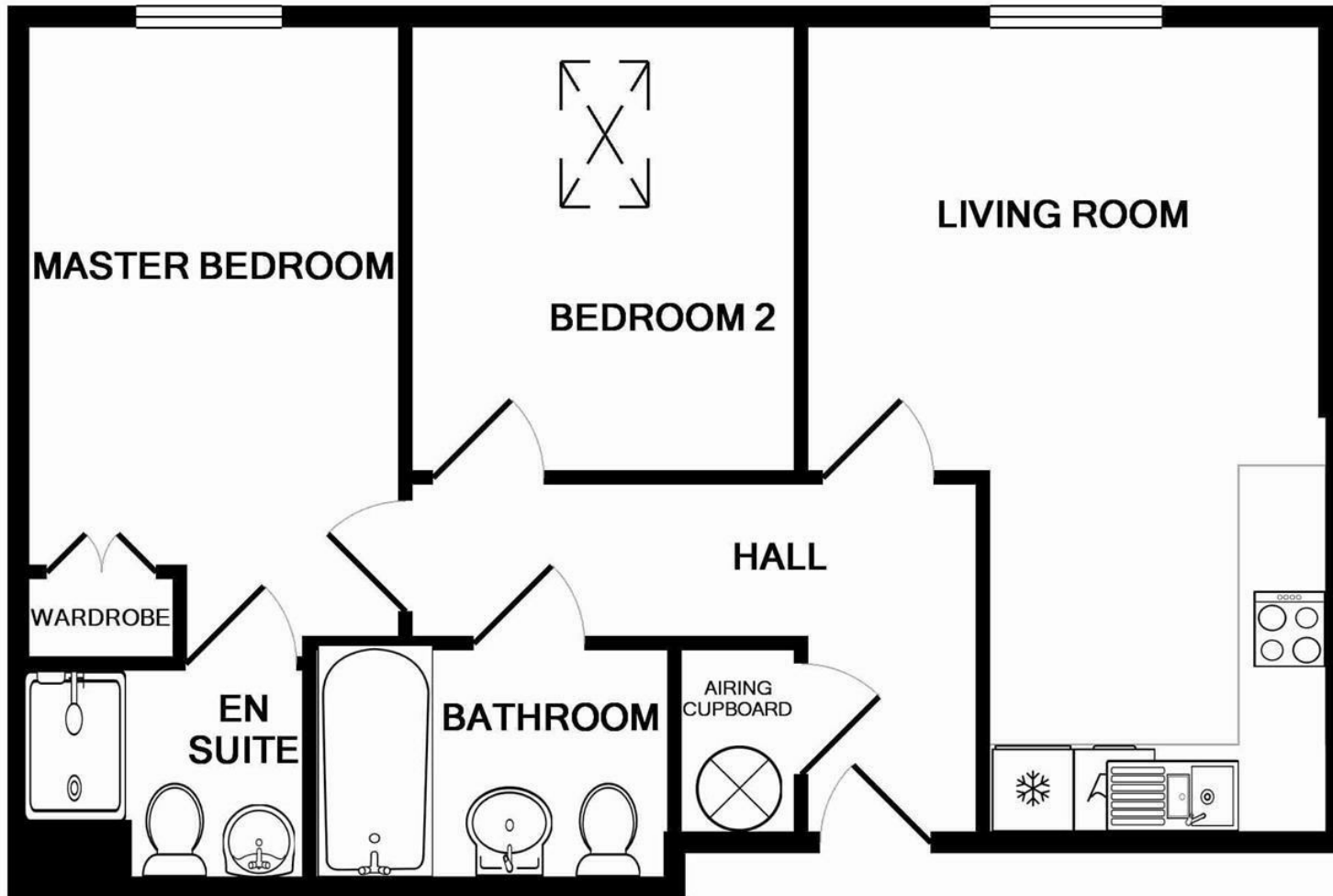
Neatly maintained communal gardens including central courtyard. Allocated PARKING SPACE in underground car park.

THE LOCATION

Dunkerley Court is very conveniently located just to the east of the town centre within half a mile of the shops and the mainline railway station. Letchworth Garden City is on the London King's Cross to Cambridge mainline and offers regular services throughout the day. The fastest to London King's Cross take just 28 minutes and Cambridge is 26 minutes away in the other direction. Junction 9 on the A1 (M) is 1.6 miles away by car.

Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. It provides excellent shops, schools, leisure facilities and green open spaces.





TOTAL APPROX. FLOOR AREA 562 SQ.FT. (52.2 SQ.M.)
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.



EPC RATING

Band - B

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000

www.north-herts.gov.uk

COUNCIL TAX

Band - C



RESERVATION/HOLDING DEPOSIT

Equivalent to one week's rent.

A full scale of charges is available on request.

DEPOSIT

You will also be required to pay a dilapidations deposit equivalent to 5 weeks' rent prior to the start of your tenancy. This will be lodged with the "Deposit Protection Service".

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

www.charterwhyman.co.uk