



**mather
estates**
independent agents



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

Mather Estates welcomes to the market a well presented, one bedroom ground floor flat, ideally situated in Letchworth Garden City. Conveniently located within easy reach of the Mainline Station and Town Centre, the property offers modern accommodation throughout. Available unfurnished, the flat features an open-plan living/dining area, kitchen with integrated appliances, double bedroom and bathroom. Further benefits include a secure entry system to the building, allocated parking space within a secure underground car park and water bill included.

£975 pcm



SUMMARY

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The initial tenancy length is 12 months minimum.

A holding deposit of one weeks rent £225.00 is required upon acceptance of an application and refundable on the first months rent.

Security deposit total- £1,125.00.



ENTRANCE HALL

Storage cupboard with water tank, Mirror, wall mounted electric radiator, clock, wood effect flooring, doors leading to;



BATHROOM

White bathroom suite comprising of panel enclosed bath with mixer tap and shower attachment, vanity wash hand basin with mixer tap and mirrored cupboard above, wall mounted radiator hand towel, tiled flooring and WC.

BEDROOM

Electric radiator, built in wardrobe, gret carpet, feature wall, grey roll up blind, light shade, double galzed window to rear.



OPEN PLAN LIVING AREA

White blinds, electric radiaitor, tv point, hard flooring, double glazed window to rear.

KITCHEN

Fitted with a range of wall and base units, complementary work surface with inset 1.5 bowl sink drainer and mixer, electric oven and hob with extractor fan overhead, built in washer/dryer, built in fridge/little freezer compartment, light shade.

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 produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (b) no person in the employment of Mather Estates has any authority to make or give any representation or warranty whatsoever in relation to the property. These details are presented Subject to Contract and Without Prejudice.

Measurements provided are taken from the Agent and must be used as a guide and for any inaccuracies we cannot be accountable for. It is our suggestion you speak to your legal team.