



# 38, Bennett Court

Letchworth Garden City,  
Hertfordshire, SG6 3WA  
£195,000

country  
properties



Impressive 2 bedroom second floor retirement apartment. Internal viewing comes highly recommended to appreciate this lovely home and development. One of the largest properties in the block, the accommodation comprises a spacious lounge and additional dining area. Fitted kitchen with integrated oven & hob, 2 bedrooms & a refitted shower room. Bennett Court is centrally located in the heart of Letchworth with a 24 hour care line, site manager, communal lounge with kitchen area, laundry room and communal gardens. All amenities and shops are within easy walking distance including the train station.

## Ground Floor

### Communal Entrance Hall

0m x 0m (0' 0" x 0' 0") Communal entrance via intercom. Lifts and stairs to all floors.

## Second Floor

### Entrance Hall

Leading to all rooms.

### Lounge/Dining Room

14' 3" x 10' 4" (4.34m x 3.15m)

Dual aspect with double glazed windows to the front and side overlooking Station Road. Electric heaters. Recessed area with space for a desk. Double glazed window to the rear.

### Kitchen

9' 2" x 8' 9" (2.79m x 2.67m)

Fitted in a range of matching base and eye level units providing ample storage space. Single drainer sink unit. Integrated oven and hob with extractor over. Plumbing for a washing machine and slimline dishwasher. Double glazed window to the rear aspect.

### Bedroom One

14' 4" x 9' 4" (4.37m x 2.84m)

Double glazed window to the front aspect. Electric heater. Full length fitted wardrobe with mirrored doors.

### Bedroom Two

13' 9" x 8' 9" (4.19m x 2.67m)

Double glazed window to the front aspect. Electric heater. The current owner is using this room as a dining room.



## Shower Room

Modern suite comprising a low level wc, wash basin with cupboard under and a large walk in shower cubicle with glass screen. Ceramic tiling. Extractor fan. Heated towel rail.

## Ground Floor

### Communal Areas

On the ground floor is a spacious residents lounge with kitchen facilities. The lounge has doors that open onto the communal gardens. Also on the ground floor is the Laundry Room with washing machines and dryers. The Warden's office is also based on the ground floor.

### Communal Gardens

The communal gardens are very well maintained with well stocked shrub and flower borders. Seated areas. Residents car park.

### Agents Note

The owners has informed us of the following information:

Leasehold: 125 years from March 2001 (101 years remaining)

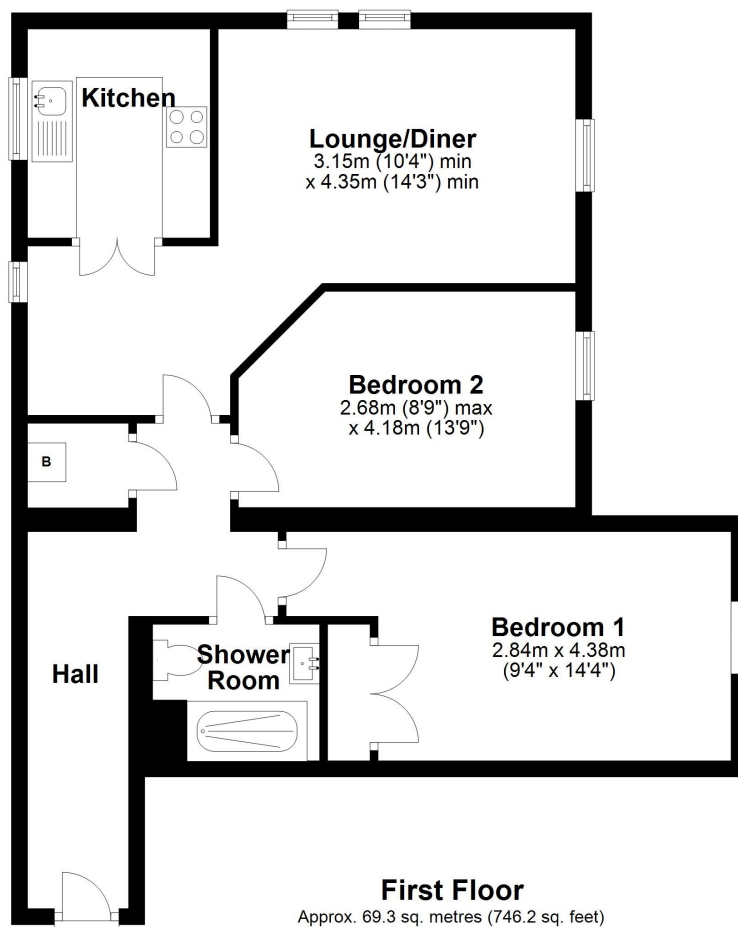
Service Charge: £385.47 per month

Ground Rent: £907.14 per year

Council tax band: C







Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	72	74		
A				
(81-91)				
B				
(69-80)				
C	72	74		
(55-68)				
D				
(39-54)				
E	72	74		
(21-38)				
F				
(1-20)	72	74		
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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