



# 24, Rosemont Close

Letchworth Garden City,  
Hertfordshire, SG6 4XR  
£190,000

country  
properties

Impressive one bedroom first floor maisonette with private enclosed garden. The property is conveniently located for access to the town centre and train station. Modern fitted kitchen with integrated double oven and hob. Updated double glazed windows and entrance door. Updated electric convector heaters. Spacious bedroom with large corner wardrobe. Allocated parking space. Private enclosed garden. Chain free.

## Ground Floor

### Entrance

Replacement upvc double glazed door. Electric convector heater. Stairs to first floor landing.

### First Floor

### Landing

Airing cupboard housing hot and cold storage tank. Further shelved storage cupboard. Double glazed window to side. Access to spacious, boarded loft space.

### Lounge/Diner

11'6" x 11'3" (3.5m x 3.43m)

Double glazed window to the rear aspect. Laminate flooring. Electric convector heater.

### Kitchen

11'1" x 6'11" (3.38m x 2.1m).

Modern kitchen fitted in a range of white high gloss units to base and eye level. Contrasting roll top work surfaces incorporating a stainless steel sink unit and drainer with mixer tap. Integrated double oven and hob with extractor over. Plumbing for washing machine. Double glazed window to the front.

### Bedroom

11'11" x 8'2" (3.63m x 2.5m).

Double glazed window to the front aspect. Electric convector heater. Large built in corner walk in wardrobe with light, shelving and hanging space.

### Shower Room

Modern white suite with a low level wc and wash hand basin set into a vanity unit with cupboards and shelving. Further matching wall mounted storage cupboard. Fully enclosed shower cubicle with glass screen.. Chrome heated towel rail. Ceramic floor tiling. Extractor fan. Double glazed window to the side aspect.

### Outside

### Garden

The rear garden is gravelled with retaining fencing. Ideal for a drying area. Allocated parking space.



## Agents Note

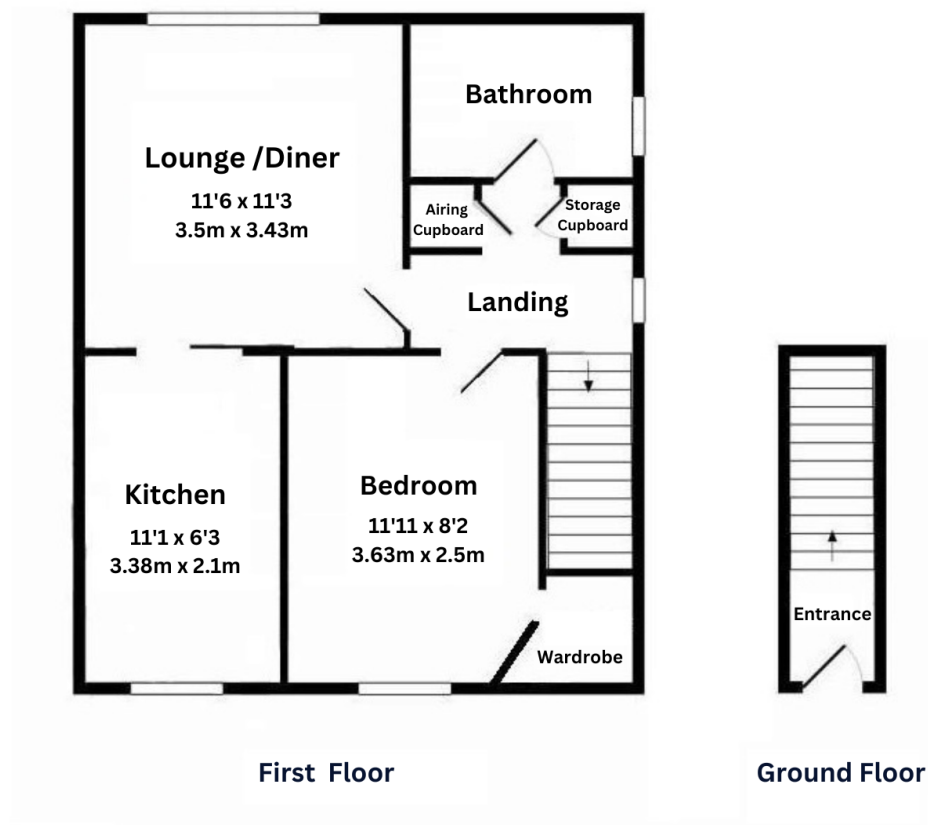
Leasehold. 124 years from 1991 with 92 years remaining.

Service Charge £731.68 pa

Ground Rent £25 pa

NHDC Tax Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

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

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: simon.ellmers@country-properties.co.uk

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