



31, Bennett Court

Letchworth Garden City,
Hertfordshire, SG6 3WA
£250,000

country
properties

An impressive two bedroom second floor retirement apartment located within the heart of the Town Centre. Internal viewing comes highly recommended to appreciate this lovely home and well looked after retirement development.

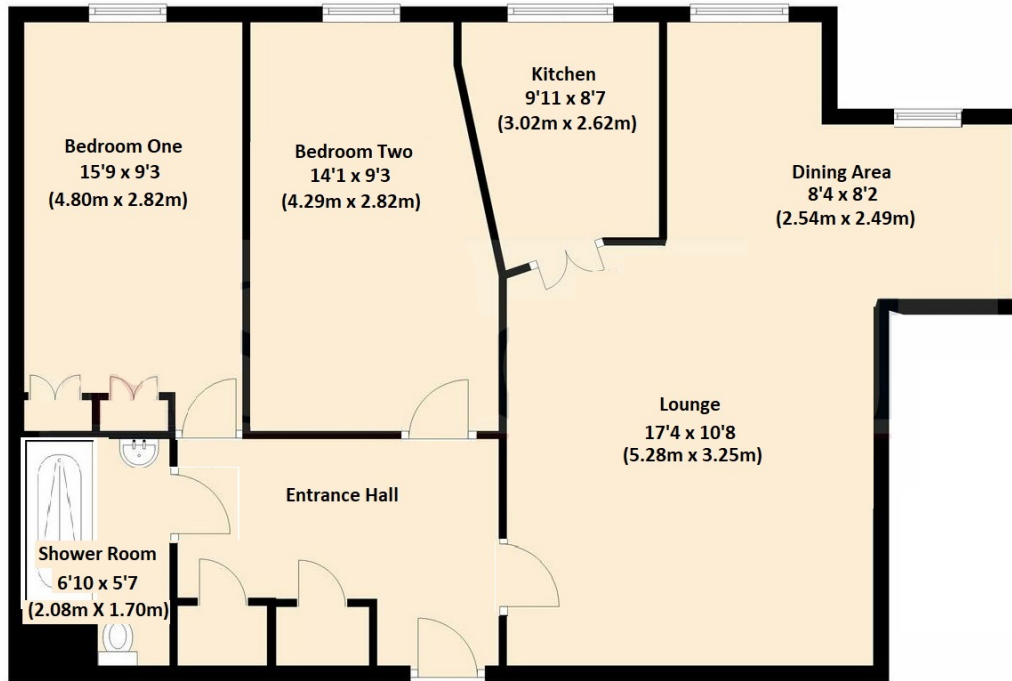
One of the largest on the development the accommodation comprises with a spacious lounge and additional dining area, fitted kitchen with integrated oven and hob, two bedrooms and a refitted shower room. The property has the added benefits of a communal lounge and kitchen, laundry room and communal gardens.

Bennett Court is centrally located in the heart of Letchworth. All amenities and shops are within easy walking distance including the train station with links to both London and Cambridge. The development also benefits from a site manager from Monday to Friday and a 24 hour careline system.

- Centrally located within easy reach of all local shops and amenities.
- The development is for people of 60 years and over.
- Benefits include an on site Manager, Resident Lounge, Communal Laundry Room and Guest Suite.
- Lift and stairs to all floors and 24 hour emergency call system
- Offered with vacant possession - no upper chain
- Onsite parking for residents and guests.
- Leasehold - 125 years from March 2001 with 101 years remaining.
- Service Charge - £385.47 pcm.
- Ground Rent £907.14 pa.







For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	82
(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

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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