



35, Rosemont Close

Letchworth Garden City,
Hertfordshire, SG6 4XR

£139,950

COUNTRY PROPERTIES
PART OF HUNTERS

One Bedroom First Floor Apartment Within Easy Walking Distance Of The Town Centre & Train Station

- Situated within easy walking distance of the town centre and main line railway station
- Spacious lounge with window to the rear
- Fitted kitchen with integrated oven and hob
- Modern bathroom suite with shower over the bath
- Security intercom entry system

Entrance

Communal entrance via intercom. Stairs to all the floors.

First Floor

Entrance Hall

Doors to all rooms.

Lounge

4.57m x 3.43m (15' x 11' 3")

Dual aspect with window to the rear aspect and a round window to the side. Electric heater. Store cupboard. Tv point.

Kitchen

4.78m x 2.39m (15' 8" x 7' 10")

Fitted in a range of matching base and eye level units providing ample storage space. Single drainer sink unit. Plumbing for washing machine. Integrated oven and hob. Ceramic tiling. Window to the side aspect.

Bedroom

3.51m x 3.15m (11' 6" x 10' 4")

Window to the rear aspect. Electric heater.

Bathroom

2.08m x 1.70m (6' 10" x 5' 7")

Three piece suite comprising low level wc, wash hand basin and panel bath with shower over. Ceramic tiling. Extractor fan. Airing cupboard housing water tank.

Outside

General

There is ample parking. Communal bin store.



Agents Note

The owner has informed us of the following information:

125 year lease from 1991

Ground Rent - £150 per annum

Service charge - approx. £87 per month

NHDC tax band - B

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 Comer | SG6 1PQ

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

www.country-properties.co.uk

