



# 30, Bidwell Close

Letchworth Garden City,  
Hertfordshire, SG6 1QR  
£240,000

country  
properties



A very spacious two bedroom first floor flat offered with vacant possession and no upper chain. Internal viewing comes highly recommended to fully appreciate this property.

The property has a large lounge/dining room, fitted kitchen with integrated oven and hob, two double bedrooms and a bathroom. The property also benefits from new electric heaters and double glazed windows. Outside there is an allocated parking space and communal garden.

## Ground Floor

### Entrance Hall

Stairs to the first floor.

### First Floor

### Landing

Airing cupboard and separate store cupboard.

### Lounge

17' 3" x 16' 7" (5.26m x 5.05m)

A spacious room with two double glazed windows to the front aspect. Electric heater. Laminate floor. Tv point.

## Kitchen

10' 6" x 10' 4" (3.20m x 3.15m)

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

## Bedroom One

17' 4" x 10' 11" (5.28m x 3.33m)

Dual aspect with double glazed windows to the front and to the side. Electric heater. Laminate flooring.



## Bedroom Two

12' 1" x 11' 11" (3.68m x 3.63m)

Double glazed window overlooking the communal garden at the rear. Electric heater. Laminate flooring.

## Bathroom

Three piece suite comprising a low level wc, wash basin and panelled bath with shower over. Tiled walls. Heater. Extractor.

## Outside

## Communal Gardens and Parking

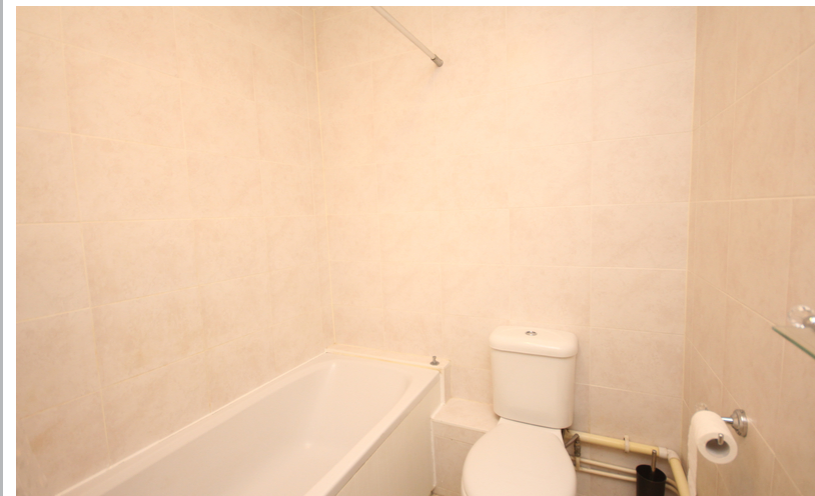
The property comes with one allocated parking space. At the rear of the block are communal gardens that are laid to lawn.

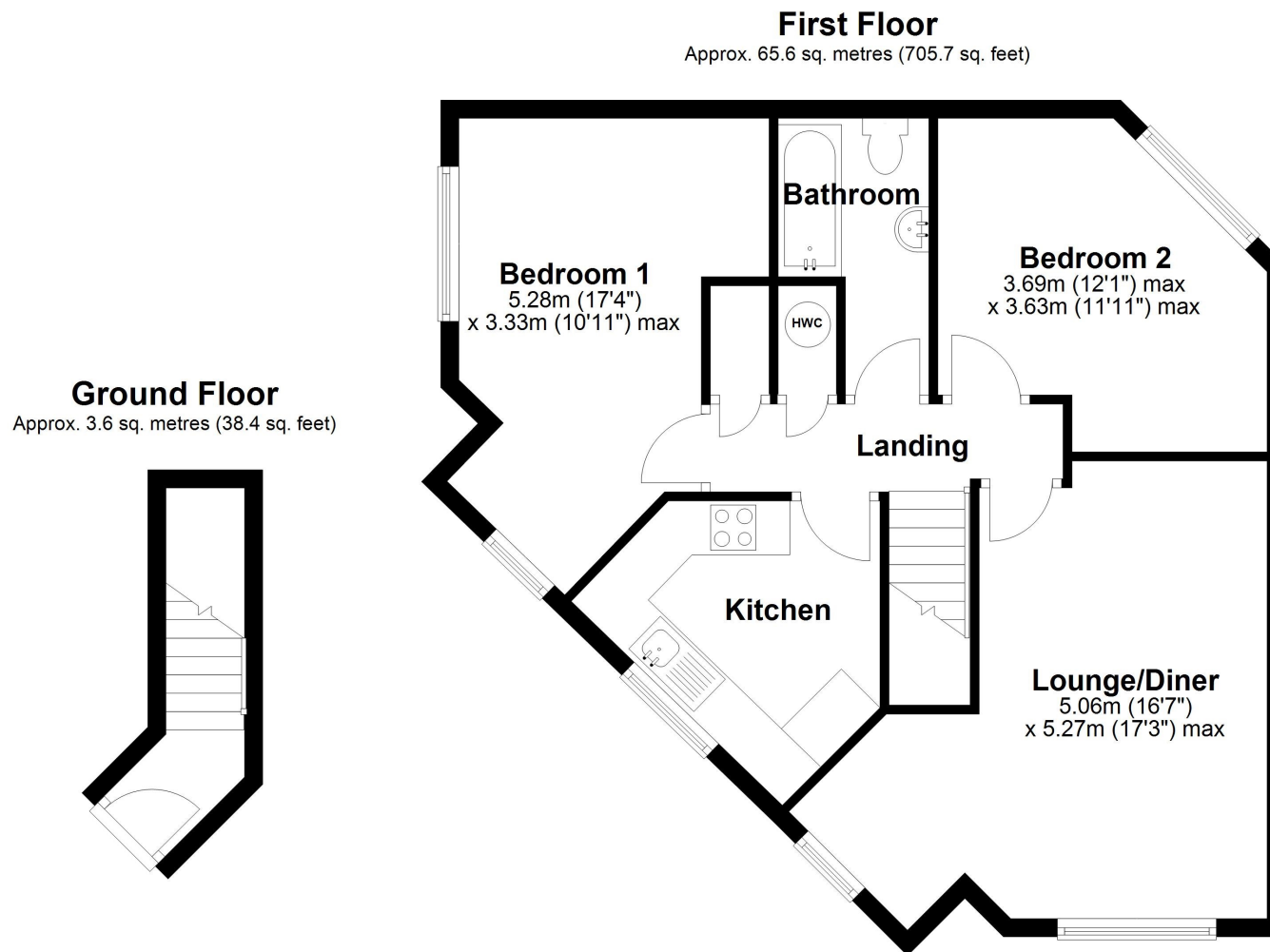
## Agents Note

Leasehold - The property is being sold with a brand new extended 963 year lease.

Service Charge - £690pa

No Ground Rent





| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+)                                       | <b>A</b>                |           |
| (81-91)                                     | <b>B</b>                |           |
| (69-80)                                     | <b>C</b>                |           |
| (55-68)                                     | <b>D</b>                |           |
| (39-54)                                     | <b>E</b>                |           |
| (21-38)                                     | <b>F</b>                |           |
| (1-20)                                      | <b>G</b>                |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | 69                      | 78        |
|   | 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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