



31, Bennett Court

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

country
properties

Impressive two 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 and hob, two bedrooms and a refitted shower room. Bennett Court is centrally located in the heart of Letchworth with a 24 hour care line, site manager, communal lounge and kitchen, laundry room and communal gardens. All amenities and shops are within easy walking distance including the main line train station.

Ground Floor

Communal Entrance

Communal entrance via a secure intercom entry system. Lift and stairs to all floors.

Second Floor

Entrance Hall

Two large built in storage cupboards. Doors to all rooms.

Lounge

17' 4" x 10' 8" (5.28m x 3.25m)

A spacious lounge with a double glazed window to the front aspect. Open plan through to the dining area. Storage heater. TV and telephone points. Glazed double doors leading to the kitchen.

Dining Area

8' 4" x 8' 2" (2.54m x 2.49m)

Double glazed window to the front aspect.

Kitchen

9' 11" x 8' 7" (3.02m x 2.62m)

Fully fitted in a range of matching base and eye level units providing ample storage space. Integrated oven and hob. Plumbing for a washing machine and space for a fridge. Ceramic tiling. Double glazed window to the front aspect.

Bedroom One

15' 9" x 9' 3" (4.80m x 2.82m)

Built in wardrobe with full length mirrored doors. Double glazed window to the front aspect.

Bedroom Two

14' 1" x 9' 3" (4.29m x 2.82m)

Double glazed window to the front aspect.

Shower Room

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

A modern suite comprising a low level wc, wash basin with cupboard under and a large walk in shower cubicle with seat and glass screen. Tiled walls. Extractor fan.



Communal Areas

On the ground floor is a spacious residents lounge with kitchen facilities. The lounge has doors that opens 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:

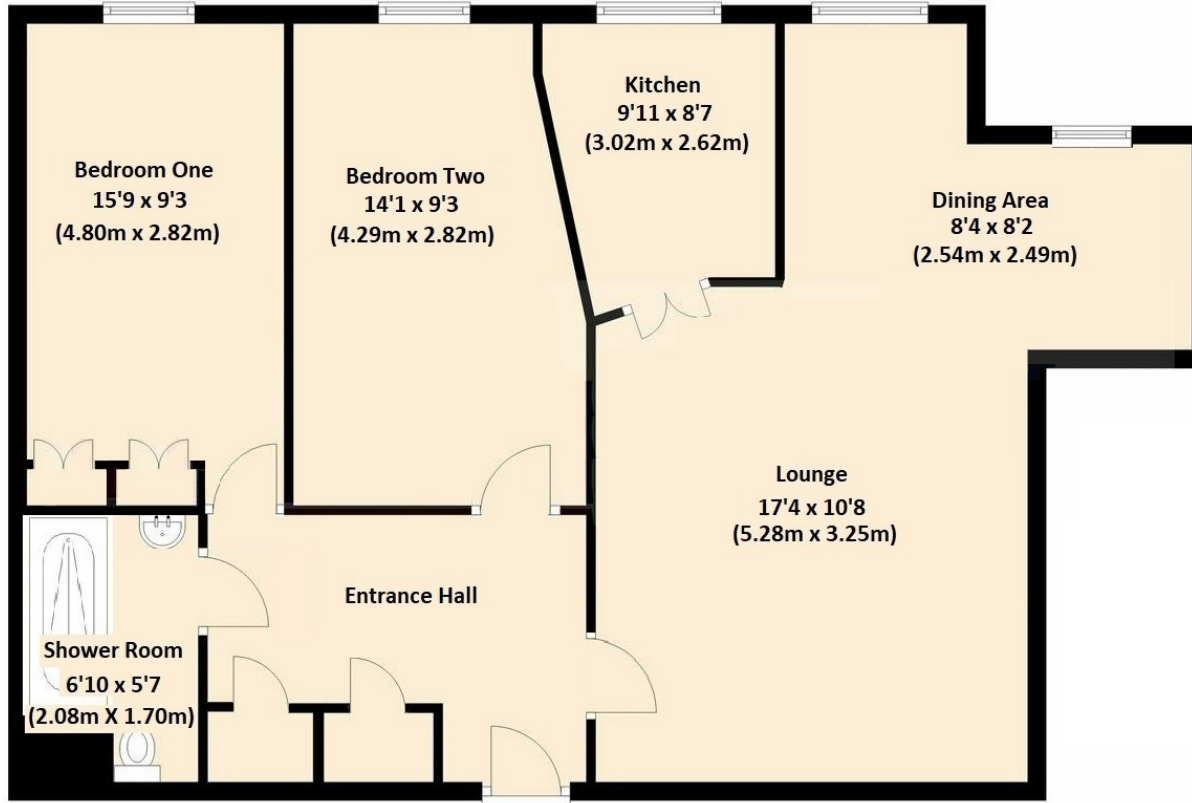
Leasehold: 125 years from March 2001 (101 years remaining)

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+)	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	

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

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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