



55, Lindsell Avenue

Letchworth Garden City,
Hertfordshire, SG6 4DG

£240,000

country
properties

An impressive two bedroom first floor apartment in a most sought after location. The property is presented to a very high standard and internal viewing comes highly recommended.

The property has a spacious lounge with bay window to the front and an open plan kitchen with integrated oven and hob. The main bedroom has an en-suite shower room and both bedrooms are double rooms. There is also a modern main bathroom suite. Outside there is an allocated parking space, communal garden with bike store and bin store.

The property is offered with vacant possession and no upper chain.

Ground Floor

Communal Entrance

External post boxes. Secure entrance via intercom. Stairs to all floors. Rear access to communal gardens.

First Floor

Entrance Hall

Airing cupboard housing hot water tank. Second store cupboard. Laminate flooring. Radiator. Multi paned double doors leading to the Lounge/Dining Room.

Lounge/Dining Room

17' 7" x 13' 6" (5.36m x 4.11m)

Large double glazed bay window to the front aspect. Laminate flooring. Radiator. TV, satellite and telephone points. Open plan through to the kitchen.

Kitchen

9' 5" x 8' 1" (2.87m x 2.46m)

Fitted in a range of contrasting base and eye level units providing ample storage space. Single drainer sink unit. Integrated electric oven and gas hob with extractor over. Integrated washer dryer and dishwasher. Concealed gas central heating boiler. Laminate flooring. Double glazed window to the front aspect.



Bedroom One

12' 5" x 10' 4" (3.78m x 3.15m)

Double glazed window to the rear aspect. Built in double wardrobe with mirror doors. Radiator. Telephone points. Laminate flooring.

En-Suite Shower Room

White suite comprising a low level wc. Wash basin and fully tiled shower cubicle. Tiled floor and splash areas. Extractor fan. Radiator. Shaver point.

Bedroom Two

9' 5" x 8' 6" (2.87m x 2.59m)

Double glazed window to the rear aspect. Radiator. Telephone point. Laminate floor.

Bathroom

6' 8" x 5' 7" (2.03m x 1.70m)

Modern white suite comprising a low level wc, wash basin with vanity unit and shaped bath. Tiled floor and half ceramic walls. Radiator. Shaver point. Extractor fan.

Outside

Communal Gardens

At the rear of the property is a communal garden laid to lawn with shrub borders. There is also a communal bike store and bin shed. Opposite the property is an allocated parking space. (Third from left hand end).

Agents Note

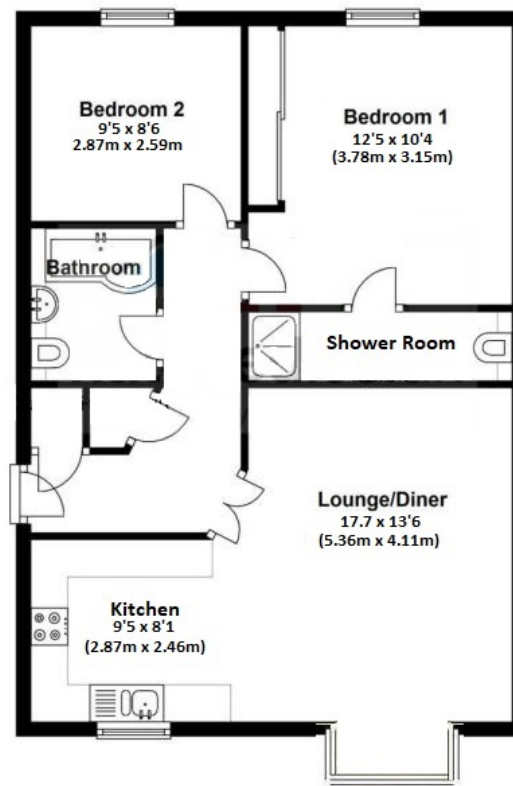
Leasehold - 132 years remaining.

Service Charge £1,219pa

Ground Rent £1pa

Council Tax Band B





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