



35, Rosemont Close

Letchworth Garden City,
Hertfordshire, SG6 4XR
£175,000

country
properties

Well presented one bedroom first floor apartment located within easy walking distance of the town centre and main line railway station. The property has good size lounge and fitted kitchen with integrated oven and hob. Refitted modern bathroom suite with electric shower over the bath. Wooden double glazed windows and electric heating. Security entry phone system. Allocated off road parking space. No above chain. * Vendor is currently extending the lease to add a further 90 years.

Ground Floor

Entrance

Communal entrance via intercom. Stairs to all the floors.

First Floor

Entrance Hall

Doors to all rooms. Built-in corner storage unit with shelving.

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. Archway to:

Kitchen

1.73m x 2.44m (5' 8" x 8' 0")

Fitted in a range of matching base and eye level units providing ample storage space with contrasting work surfaces. Stainless steel single drainer sink unit. Plumbing for washing machine and space for fridge freezer. Integrated electric oven and hob with extractor fan over. Ceramic tiling to splash back areas. Window to the side aspect.

Bedroom

3.51m x 3.10m (11' 6" x 10' 2")

Window to the rear aspect. Electric heater.

Bathroom

Nicely fitted modern suite comprising low level wc, wash hand basin set into vanity unit with storage and splash back panel. Panel bath with electric shower over, enclosed by screen and with ceramic tiling to splash back. Extractor fan. Airing cupboard housing water tank.



Outside

Communal Areas

Allocated off road parking in nearby carpark. Communal bin store.

Agents Note

The owner has informed us of the following information:

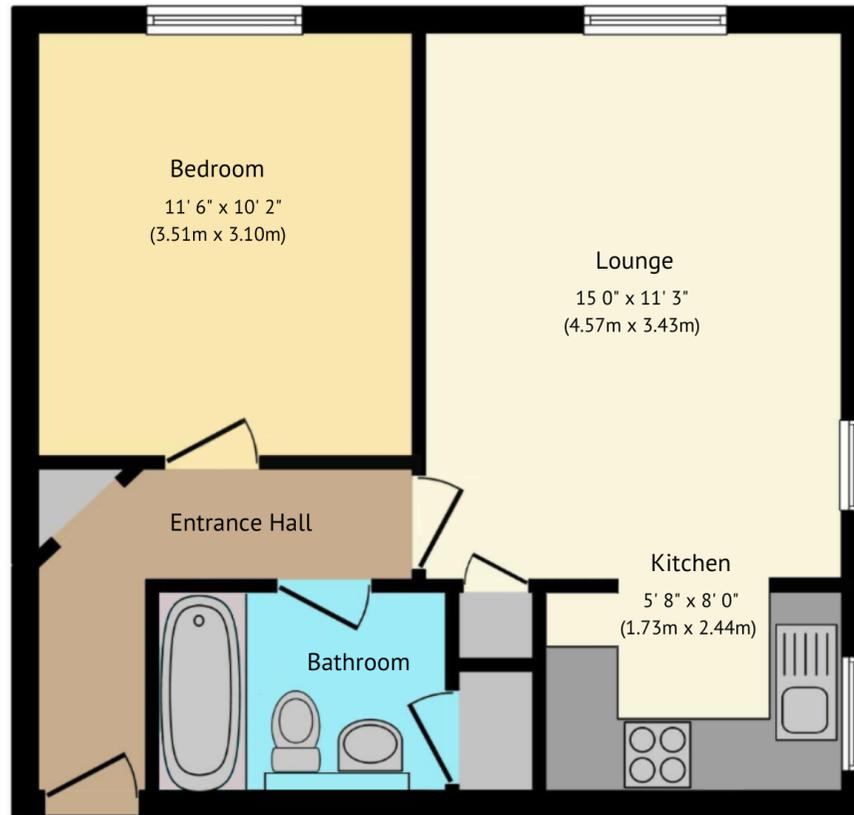
125 year lease from 1991 (Vendor is currently extending the lease to add a further 90 years)

Ground Rent: £25 per year

Service charge: Approx £1,600 per year

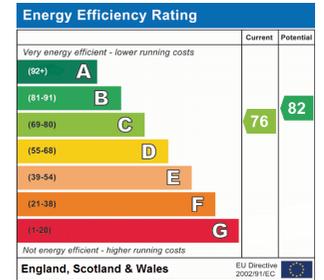
NHDC tax band: B





First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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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