



34, Bennett Court

Letchworth Garden City,
Hertfordshire, SG6 3WA

Offers in Excess of **£135,000**

country
properties

A one bedroom second floor retirement apartment located in the Town Centre. Offered with vacant possession and no upper chain.

The property is located in the sought after Bennett Court Retirement Development. Located on the second floor. Lounge/diner, kitchen, bedroom and shower room. There is also a recently decorated communal lounge and kitchen area, communal gardens and a laundry room.

Bennett Court is centrally located in the heart of Letchworth. All amenities and shops are within easy walking distance including the train station with links to both London and Cambridge. The development also benefits from a site manager from Monday to Friday and a 24 hour careline system.

Ground Floor

Communal Entrance

Communal entrance via intercom. Lift and stairs to all floors. On the ground floor is the residents communal lounge and kitchen as well as the laundry room.

Second Floor

Entrance Hall

Doors leading to all rooms.

Lounge/Diner

14' 3" x 11' 3" (4.34m x 3.43m)

Two double glazed windows to the rear. Electric heater. TV point. Multi paned doors leading to the kitchen. Large airing cupboard.

Kitchen

7' 4" x 5' 8" (2.24m x 1.73m)

Fitted in a range of modern units with an integrated oven and hob. Space for a fridge and a separate freezer.. Single drainer sink unit. Double glazed window to the rear.

Bedroom

17' 8" x 11' 1" (5.38m x 3.38m)

Double glazed window to the rear aspect.. Electric heater. Full length mirrored wardrobe.

Bathroom

Refitted with a modern suite comprising a low level wc, wash hand basin and shower cubicle with glass screen. Ceramic tiling. Extractor fan.



Outside

Communal Garden

Well stocked and beautifully maintained communal garden laid to lawn with paved seating areas.

Agents Note

The residents communal area has recently been redecorated and has brand new furniture throughout. There is also a communal kitchen area and a laundry room. There is also a Guest Suite for to be booked for visiting families.

125 year lease from 2000

Service Charge £2,140 pa

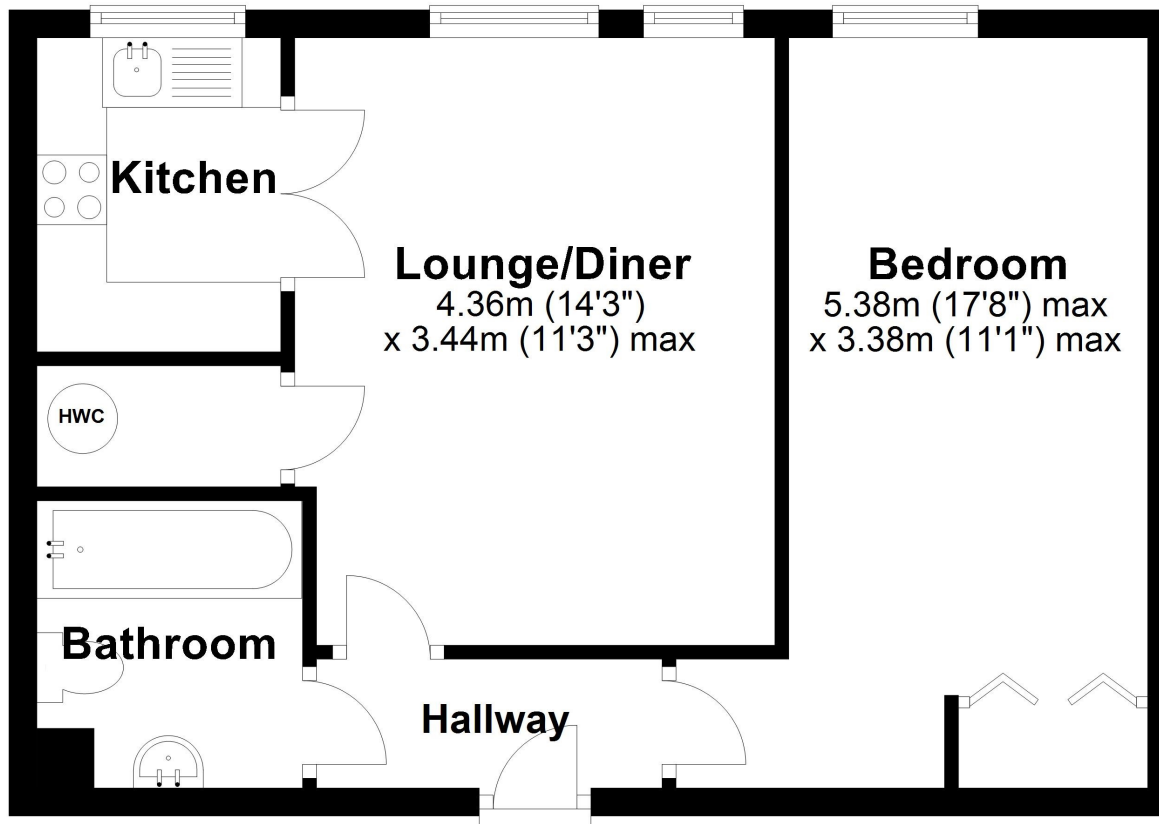
Ground Rent £350 pa

NHDC tax band B



Second Floor

Approx. 42.8 sq. metres (461.0 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 75 | 81 |
| (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 | |

Total area: approx. 42.8 sq. metres (461.0 sq. feet)

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

Viewing by appointment only

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