



# 11, Summers Lodge

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

country  
properties

Lovely one bedroom top floor flat situated within easy walking distance of the town & station. Modern fitted kitchen with appliances. Spacious lounge & double bedroom. Lovely recently re-fitted bathroom. Electric heating & upvc double glazing. Secure video phone entry system. Allocated parking. No above chain. Contact us today to arrange your viewing!

## Ground Floor

### Entrance

Communal entrance via video entry phone system. Postal boxes. Stairs to all floor.

## Second Floor

### Hallway

Entrance door to front. Access to loft space. Laminate floor. Security video phone receiver. Fuse board.

### Lounge

12' 2" x 11' 8" (3.71m x 3.56m)  
Double glazed window to rear aspect. TV point. Electric heater. Open plan with:

### Kitchen

13' 9" x 6' 3" (4.19m x 1.91m)

Fitted in a range of matching base and eye level units providing ample storage space. Stainless steel sink unit. Integrated electric oven and hob with extractor over, washing machine, dishwasher and fridge freezer. Ceramic tiling to splash back areas. Double glazed window to side aspect.

### Bedroom

13' 2" x 9' 4" (4.01m x 2.84m)

Double glazed window to the rear. Electric heater. Range of storage space to one wall, including wardrobe space, shelving and drawers.

### Bathroom

Lovely three piece suite comprising low level wc, bowl wash hand basin set into storage unit and panel bath with shower over and mixer tap. Attractive brick style grey ceramic tiling to splash back areas. Heated electric towel rail. Extractor fan. Airing cupboard housing water tank.



## Outside

### Communal Areas

Allocated parking space (#11). Bin storage cupboard and bike store.

### Agents Note

The owner has informed us of the following information:

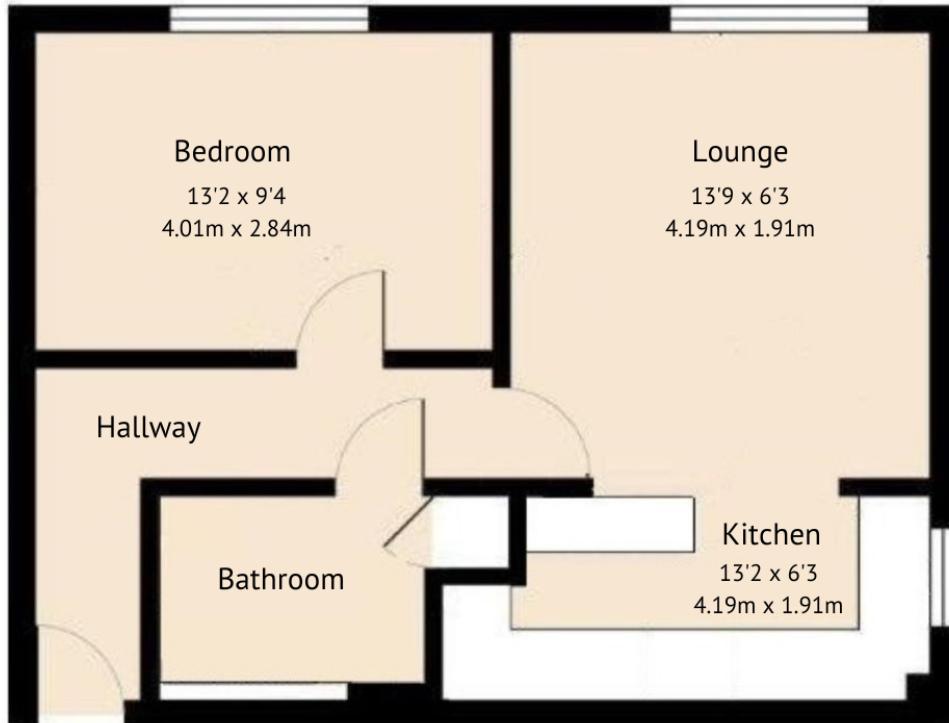
Lease term: 4 January 2002 to 25 February 2016 (approx 92 remaining)

Ground rent: £100 per year

Service charge: £1,370 approx per year

Council tax band: B





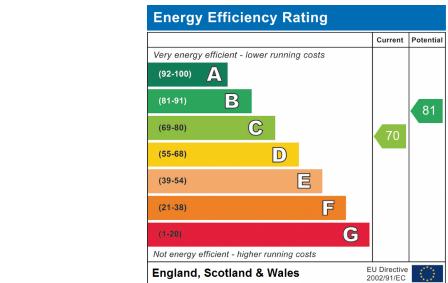
Second Floor

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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