



62, Bittern Way

Letchworth Garden City,
Hertfordshire, SG6 4TL

Guide Price **£130,000**

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properties

Spacious one bedroom top floor apartment located on the popular Grange Estate in Letchworth Garden City. Spacious lounge with views across the Estate. Fitted kitchen with integrated oven and hob. Large double bedroom with ample storage. White three piece bathroom suite. Double glazed windows. Secure entry system with lifts and stairs to all floors. Internal viewing comes highly recommended.

Ground Floor

Communal Entrance Hall

Security entrance system. Stairs and lifts to all floors.

Fifth Floor

Entrance Hall

Large storage cupboard with light and shelving. Laminate floor.

Lounge

15' 8" x 9' 9" (4.78m x 2.97m)

Large picture window to the front. Tv and telephone points. Laminate flooring.

Kitchen

9' 5" x 5' 10" (2.87m x 1.78m)

Modern fitted kitchen with a range of matching base and eye level units.

Stainless steel sink unit with mixer taps.

Integrated electric oven and hob.

Plumbing for washing machine. Window to the front aspect.

Bedroom

15' 8" x 12' 9" (4.78m x 3.89m)

Window to the front aspect. Walk in storage cupboard. Cupboard housing hot and cold water tanks. Laminate floor.

Bathroom

White suite comprising a low level wc, was basin and panelled bath with shower over. Ceramic tiling. Heated chrome towel rail. Window to the front aspect.

Outside

Communal Areas

Communal gardens surrounding the block. Parking.

Agents Note

Lease is 125 years from September 1983

86 years remaining on the lease.

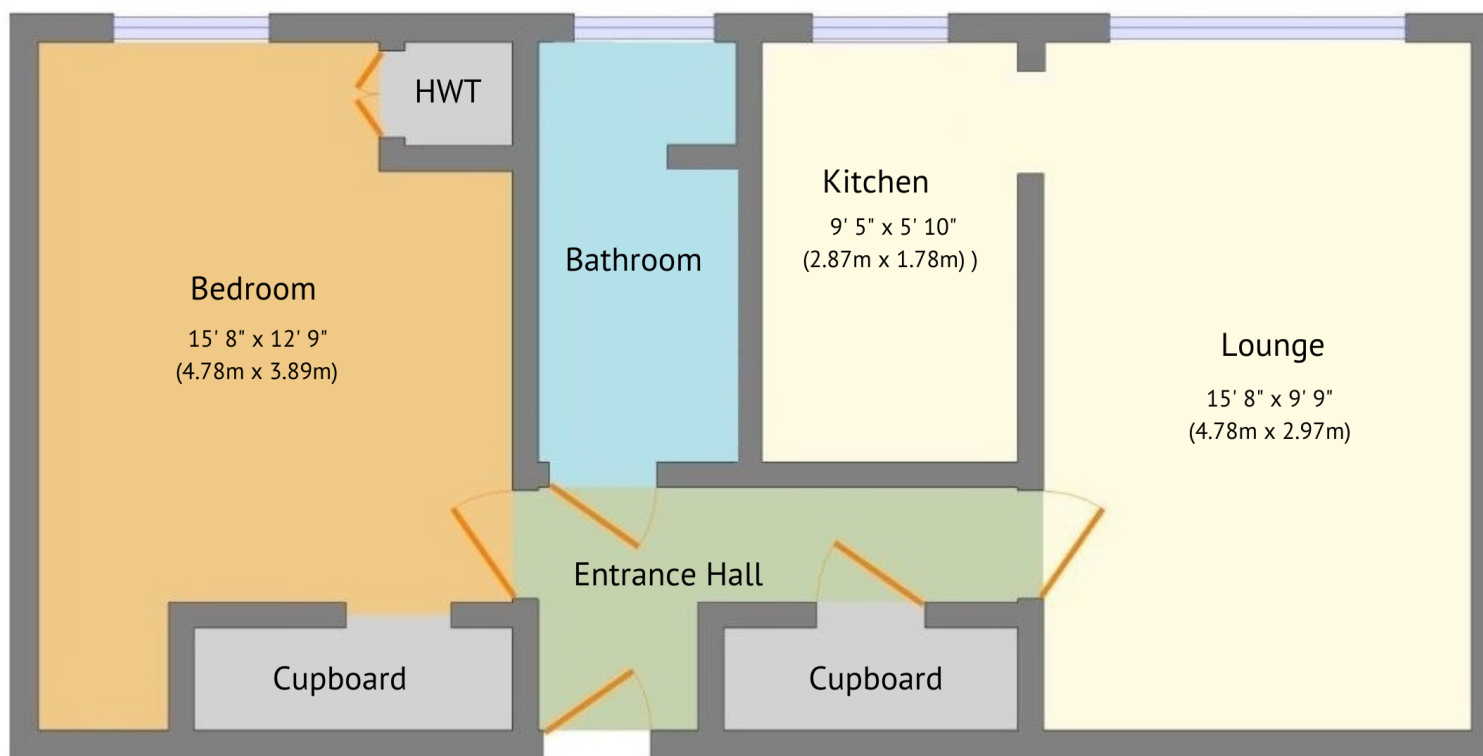
Service Charge £600pa

Ground Rent £10pa

NHDC tax band B







Fifth 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).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	67	68
	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

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: simon.ellmers@country-properties.co.uk

www.country-properties.co.uk

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