



1, Park Court

Letchworth Garden City,
Hertfordshire, SG6 1NH
£235,000

country
properties

Spacious two bedroom ground floor apartment located within easy walking distance of the town centre and train station. 17ft lounge with french doors overlooking part of the communal gardens. Fitted kitchen with integrated oven and hob. Main bedroom with built-in wardrobe and en-suite with toilet and basin. 15ft second bedroom with built-in wardrobe. Fully tiled bathroom with electric shower. Gas central heating and double glazed windows and doors. Attractive communal gardens. Intercom entry system. Allocated parking space. The property also benefits from an extended lease with 175 years now remaining.

Ground Floor

Communal Entrance

Communal entrance via video intercom system. The front door to this particular flat is accessed via the gardens at the rear.

Entrance Hall

Parquet wood floor. Video intercom system. Radiator. Cloaks cupboard. Airing cupboard.

Lounge/Dining Room

17' 0" x 11' 4" (5.18m x 3.45m)
Parquet wood floor. Glazed French doors with side windows leading to the communal lawned garden. Window to the side aspect. Radiator. TV point.

Kitchen

17' 0" x 11' 4" (5.18m x 3.45m)
Fitted in a range of matching base and eye level units providing ample storage space. Single drainer stainless steel sink unit. Plumbing for washing machine. Integrated oven and hob. Space for a fridge/freezer. Ceramic tiling. Tiled floor. Window to the rear aspect.

Bedroom One

17' 0" x 8' 5" (5.18m x 2.57m)
A large double bedroom with full length fitted wardrobes along one wall. Window to the front aspect. Radiator.

En-Suite

Comprising a low level wc and a wash hand basin. Radiator. Window to the front aspect.

Bedroom Two

15' 1" x 9' 2" (4.60m x 2.79m)
Window to the front aspect. Fitted wardrobes. Radiator.



Bathroom

7' 0" x 5' 0" (2.13m x 1.52m)

Three piece suite comprising a low level wc, wash hand basin and a panelled bath with a shower over. Ceramic tiling. Extractor fan. Radiator. Tiled floor.

Outside

Communal Garden and Parking

At the rear of the property is a secure parking area with an allocated parking space. Well maintained communal gardens laid to lawn with shrub borders.

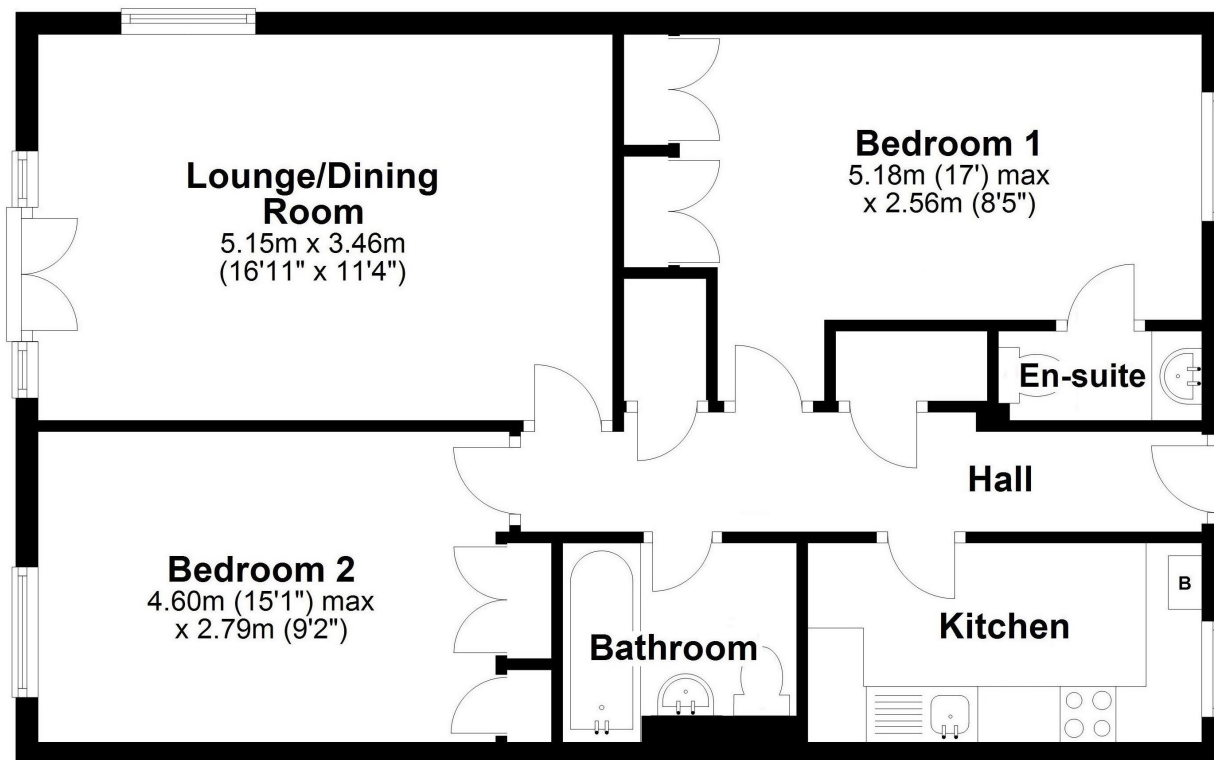
Agents Note

Leasehold - 175 year remaining on the lease.

Service Charge £612.51 per quarter.

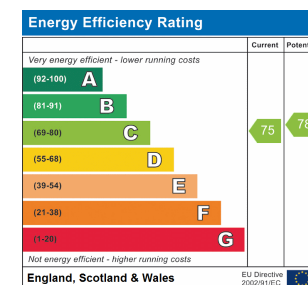
Council Tax Band C.





Ground Floor

Total area: approx. 66.4 sq. metres (714.3 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 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

country
properties