



52, Cromwell Road

Letchworth Garden City,
Hertfordshire, SG6 1DT
£170,000

country
properties

Spacious one bedroom first floor apartment offered with no upper chain. The property has a large 17ft lounge/diner and an ample fitted kitchen which overlooks Cromwell Road to the front. The double bedroom has fitted wardrobes to one wall. The property also benefits from gas fired central heating , 1 x allocated parking space in the car park to rear and a secure entrance door with intercom. Ideal first time or investment purchase. Please contact us today to arrange your viewing.

Ground Floor

Communal Entrance

Entry via security door. Post boxes. Stairs to all floors.

First Floor

Entrance Hall

Security phone. Storage cupboard with radiator. Radiator. Door to:

Lounge/Diner

17' 1" x 13' 11" (5.21m x 4.24m)

Two windows to the front aspect. Radiators. Door to:

Kitchen

11' 6" x 7' (3.51m x 2.13m)

Range of fitted units to base and eye. Space for cooker and fridge/freezer. Plumbing for a washing machine. Wall mounted gas combination boiler. Window to rear. Tiling to splash backs. Radiator.

Bedroom

10' 5" to wardrobes x 9' 4" (3.18m x 2.84m)
Window to front. Mirror fronted wardrobes to one wall. Radiator.

Bathroom

Three piece suite comprising panel bath with mixer tap and shower attachment. Low level wc and pedestal wash hand basin. Shaver point. Tiling to splash areas.

Outside

Communal areas

Gardens to rear of block. 1 x allocated parking with several visitor spaces. Bike rack and bin stores.

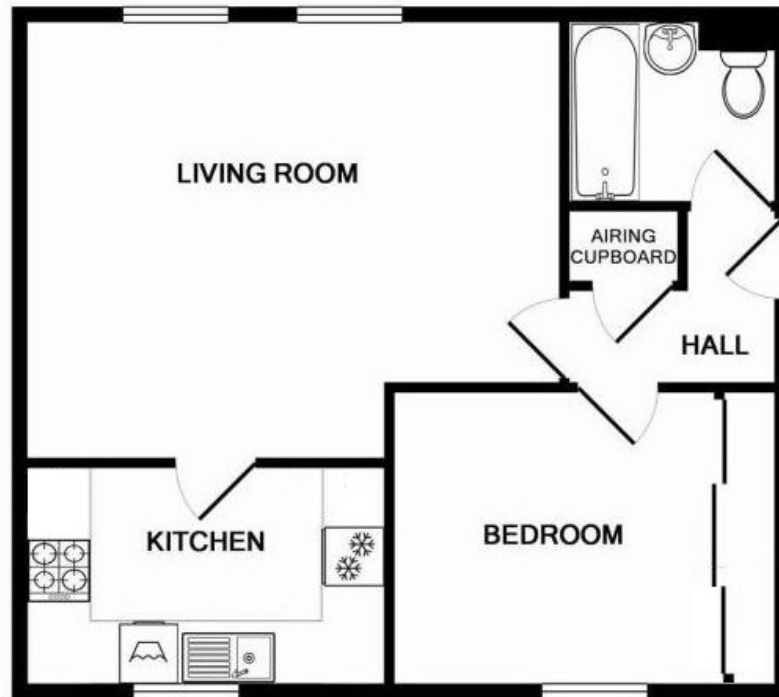
Agents notes

The owner has informed us of the following information.

Leasehold: 150 year lease from 1986 (112 years remaining)
Service Charge: £1,103 per year
Ground Rent: £100 per year
Council tax band: B







| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 73 | 78 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | 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

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