



4, Bennett Court

Letchworth Garden City,
Hertfordshire, SG6 3WA
£130,000

country
properties

One bedroom ground floor retirement apartment with access to a small courtyard style garden. Offered with vacant possession and no upper chain.

The property is located in the sought after Bennett Court Retirement Development. Located on the ground floor with a small outside courtyard area. Lounge/diner, kitchen, bedroom and wet room. The property is in need of some decoration and modernisation offering scope to improve. 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.

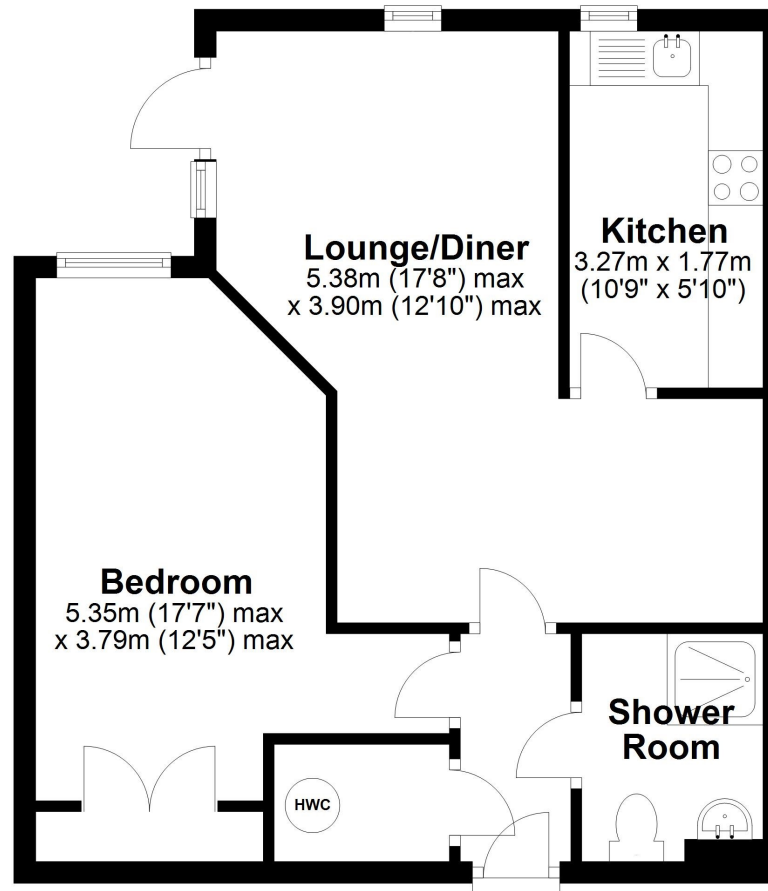
- Ground Floor Apartment
- Offered with vacant possession and no upper chain.
- Fitted kitchen with integrated appliances.
- Spacious Lounge/Diner with door to small courtyard garden at the rear.
- Double bedroom with fitted wardrobes.
- Residents lounge, kitchen and communal garden.
- In need of some updating and decorating.
- Leasehold, 102 years remaining.
- Service Charge £2,502pa, Ground Rent £350pa
- For people of 60 years of age and over.
- Council Tax B





Ground Floor

Approx. 47.0 sq. metres (505.6 sq. feet)



Total area: approx. 47.0 sq. metres (505.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	77 79
(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		

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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