



# 27, Bidwell Close

Letchworth Garden City,  
Hertfordshire, SG6 1QR  
£230,000

country  
properties

Spacious two bedroom first floor maisonette within walking distance of the town & station. Fitted kitchen with built-in oven and hob. Westerly facing 17ft living room. Double glazed windows throughout. Well appointed bathroom with electric shower over bath and window to rear. Leasehold - 964 years remaining. Council Tax Band B. Two double bedrooms. Allocated parking space. Offered with vacant possession and no upper chain.

## Ground Floor

### Entrance Hallway

Upvc entrance door to front. Stairs to:

### First Floor

### Landing

Two large storage cupboards. Access to loft space. Doors to:

### Living Room

18' 8" x 10' 0" (5.69m x 3.05m)

Double glazed window to front. Electric heater. Door to:

### Kitchen

8' 6" x 7' 4" (2.59m x 2.24m)

Range of units to base and eye level. Roll top work surfaces incorporating a stainless steel sink unit with drainer. Electric oven, hob and extractor hood. Space for fridge freezer and plumbing for an under counter washing machine. Ceramic tiling to splash backs. Double glazed window to the rear aspect.

### Bedroom One

12' 0" x 9' 4" (3.66m x 2.84m)

Two double glazed windows to front. Two storage cupboards with hanging and storage space.

### Bedroom Two

Double glazed window to the rear.

### Bathroom

Three piece suite comprising panel bath with electric shower over. Low level wc and wash hand basin. Ceramic tiling to splash back areas. Cupboard housing hot water tank. Double glazed window to the rear.

### Outside

### Communal Area

Allocated parking. Bin store.



## Agents note

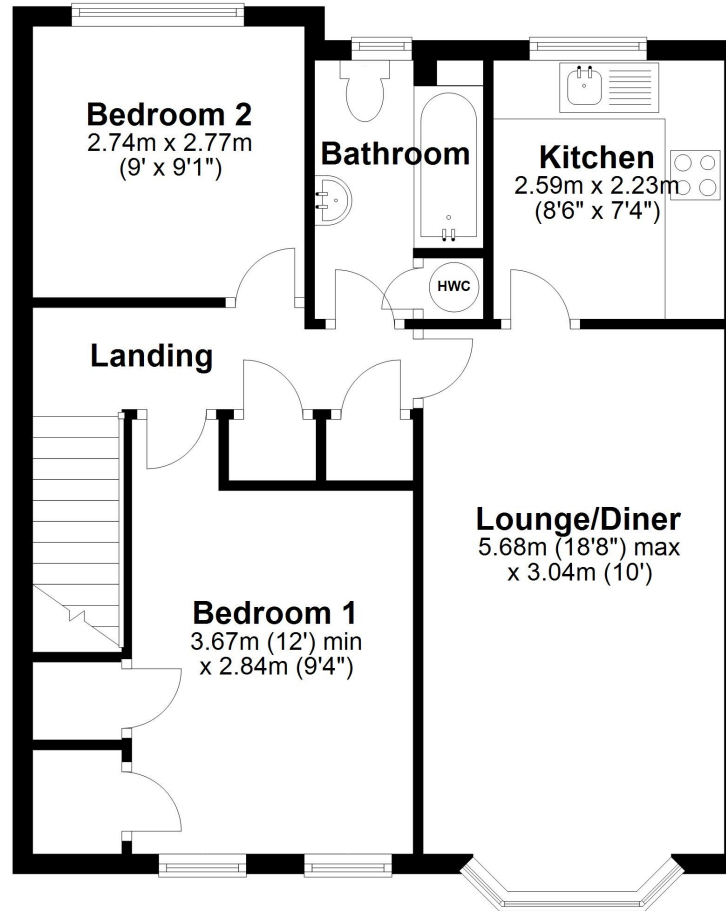
The owner has informed us of the following information:

Lease: 964 years remaining  
Service charge (including building insurance): £690.00 per year  
Ground rent: Nil  
Council tax: Band B



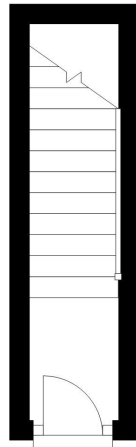
## First Floor

Approx. 57.1 sq. metres (615.1 sq. feet)



## Ground Floor

Approx. 3.6 sq. metres (38.8 sq. feet)



Total area: approx. 60.8 sq. metres (653.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	66	
(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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