



24, Rosemont Close

Letchworth Garden City,
Hertfordshire, SG6 4XR
£195,000

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properties

An impressive one bedroom first floor maisonette with private enclosed garden. The property is conveniently located for access to the town centre and train station.

The station serves both the town of Letchworth Garden City and the surrounding areas. It provides frequent train services to various destinations, including London King's Cross, Cambridge, Peterborough, Stevenage, and Hitchin. The station is an important transport hub for commuters traveling to and from London and Cambridge.

The property is conveniently located within walking distance of the town centre, where you can find a range of amenities, including shops, restaurants, and local attractions. It's worth noting that Letchworth Garden City is known for its unique town planning and beautiful green spaces, which add to its charm.

Ground Floor

Entrance

Replacement upvc double glazed door. New Electric convector heater. Stairs to first floor landing.

First Floor

Landing

Airing cupboard cupboard housing hot and cold storage tank. Further shelved storage cupboard. Double glazed window to side. Access to spacious, boarded loft space.

Lounge/Diner

11'6" x 11'3" (3.5m x 3.43m)

Double glazed window to the rear aspect. Laminate flooring. New Electric convector heater.

Kitchen

11'1" x 6'11" (3.38m x 2.1m).

Modern kitchen fitted in a range of white high gloss units to base and eye level. Contrasting roll top work surfaces incorporating a stainless steel sink unit and drainer with mixer tap. Integrated double oven and hob with extractor over. Integrated slimline dishwasher. Plumbing for washing machine. Double glazed window to the front.

Bedroom

11'11" x 8'2" (3.63m x 2.5m).

Double glazed window to the front aspect. New Electric convector heater. Large built in corner walk in wardrobe with light, shelving and hanging space.



Shower Room

Modern white suite with a low level wc and wash hand basin set into a vanity unit with cupboards and shelving. Further matching wall mounted storage cupboard. Fully enclosed shower cubicle with glass screen.. Chrome heated towel rail. Ceramic floor tiling. Extractor fan. Double glazed window to the side aspect.

Outside

Garden

The rear garden is gravelled with retaining fencing. Ideal for a drying area. Allocated parking space.

Agents Note

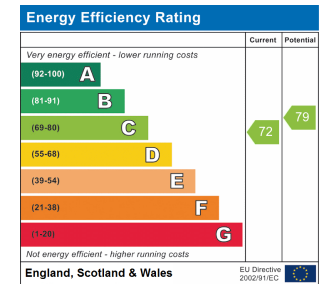
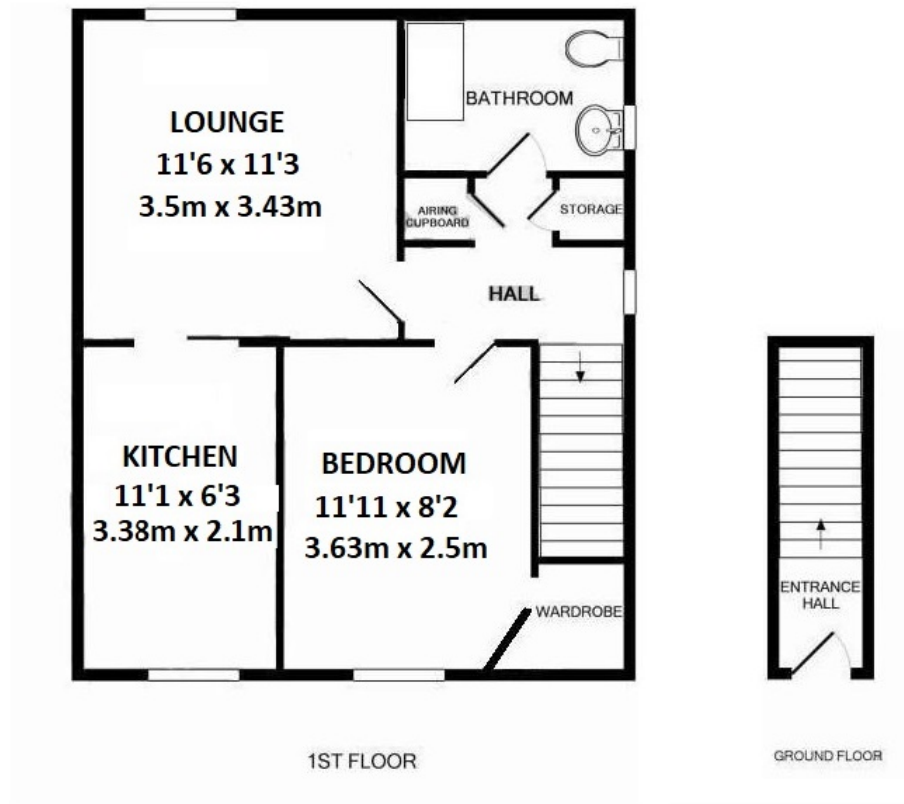
Leasehold. 124 years from 1991 with 92 years remaining.

Service Charge £731.68 pa

Ground Rent £25 pa

NHDC Tax Band B





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

Viewing by appointment only

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