



# 2, Ralph Swingler Place

Letchworth Garden City,  
Hertfordshire, SG6 3GZ

**£550,000**

country  
properties

An exclusive two bedroom house located in a sought after prestigious retirement development for people of 55 years and over.

On the ground floor is a cloakroom, lounge, dining room, garden room and a fitted kitchen/breakfast room with integrated double oven, gas hob, dishwasher and fridge/freezer. Upstairs the main bedroom has a fitted wardrobe and a balcony overlooking the communal gardens. The second bedroom is just as spacious also with a fitted wardrobe. The main bathroom is now fitted out with a wet room style shower. The property also boasts gas central heating, the ground floor has underfloor heating. All the windows and doors are double glazed.

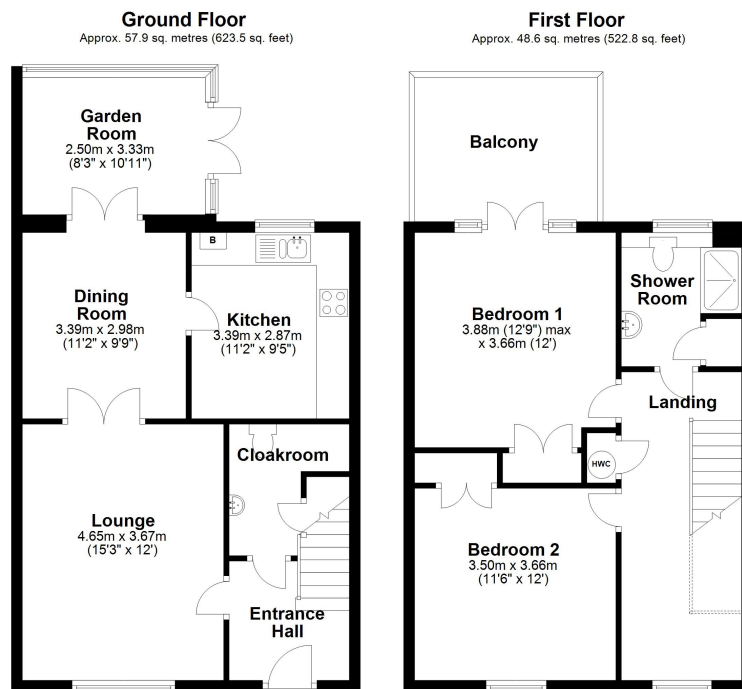
The property itself is located only a short walk to the local doctors surgery and the town centre and main line train station are also within walking distance.

- Located in an exclusive development of just 28 properties.
- Fitted kitchen with a range of integrated appliances.
- Lounge, dining room and garden room.
- Main bedroom with balcony to the rear.
- Ground floor cloakroom.
- Designed with the mature adult in mind. The development includes a communal residents swimming pool and communal gardens.
- Leasehold - 970 years remaining.
- Service Charge - £4,853.20 pa
- Council Tax Band D
- No upper chain.









Total area: approx. 106.5 sq. metres (1146.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		74
(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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