



87 Birchwood Court

Norton Way North, Letchworth Garden City.
Hertfordshire, SG6 1BH
£235,000

country
properties

A spacious two bedroom first floor apartment centrally located within walking distance of the town centre and main line train station. Internal viewing comes recommended to fully appreciate this spacious property.

Entry is via a secure door on the ground floor with intercom entry. There is a choice of stairs or lift to all floors. The flat itself has an entrance hall, spacious lounge/dining room, fitted kitchen, two very good size bedrooms and a bathroom. The property benefits from electric heating. Outside there is a communal garden and an allocated parking space.

Ground Floor

Communal Entrance

Communal entry hall via secure intercom. Stairs and lift to all floors.

First Floor

Entrance Hall

Two storage cupboards. Electric heater.

Lounge/Dining Room

15' 6" x 12' 6" (4.72m x 3.81m)

A spacious lounge/dining room with a large picture window. Tv point. Electric heater.

Kitchen

10' 9" x 5' 9" (3.28m x 1.75m)

Fitted in a range of matching units. Single drainer sink unit. Integrated oven and hob. Single drainer sink unit. Plumbing for a washing machine.

Bedroom One

15' 5" x 9' 7" (4.70m x 2.92m)

Double bedroom with window to the side. Electric heater.

Bedroom Two

9' 1" x 9' 1" (2.77m x 2.77m)

Window to the front aspect. Electric heater.



Bathroom

Three piece suite comprising a low level wc, wash basin and panelled bath.
Ceramic tiling. Extractor fan.

Outside

Communal Gardens

At the rear of the block is a landscaped communal garden with trees and shrubs. Seated area and pergola. There is also a communal bin store.

Allocated Parking Space

The property comes with an allocated parking space located at the rear.

Agents Note

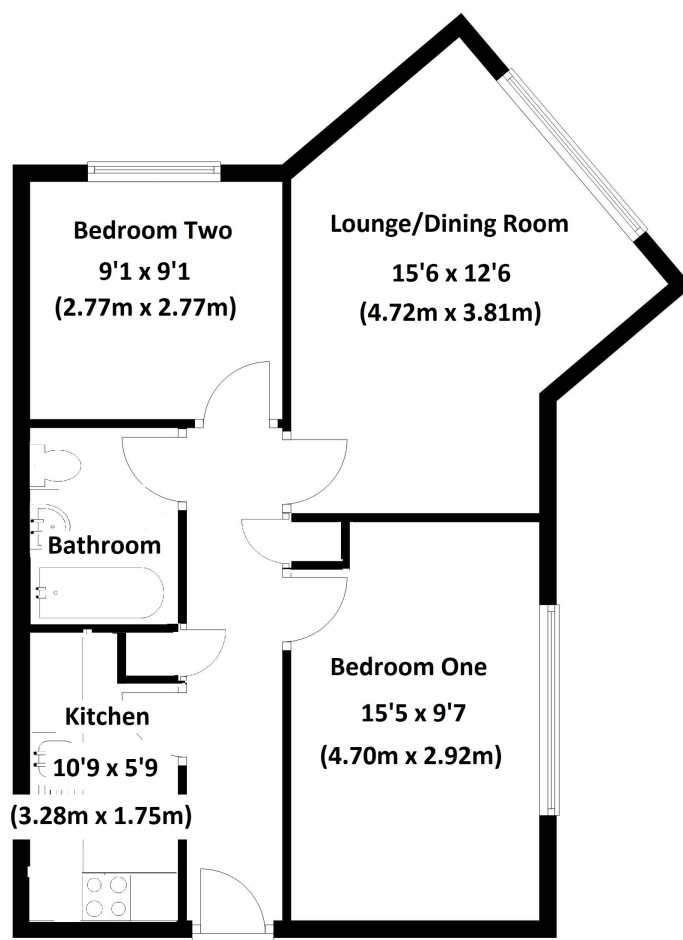
Leasehold. 125 years from June 1989
with 86 years remaining.

Service Charge £2,045 pa

Ground Rent £200 pa



First Floor



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