



3, Renny Court

Icknield Way, Letchworth Garden City,
Hertfordshire, SG6 4AD

£325,000

country
properties

Impressive 2 bedroom ground floor apartment located at Renny Court, an exclusive development of just 9 apartments within easy walking distance of the town centre & main line train station. Presented in first class condition throughout, internal viewing comes highly recommended. The property has a bright and spacious living area leading onto a modern open plan kitchen with numerous integrated appliances. The main bedroom has a large en-suite shower room. The second bedroom is also a double and there is also a modern main bathroom suite. The property also benefits from gas to radiator central heating, double glazed windows, French doors overlooking the communal gardens and an allocated parking space.

Ground Floor

Communal Entrance Hall

Communal entrance via secure intercom system. Lift and stairs to all floors.

Entrance Hall

Welcoming entrance hall with two store cupboards. Wood flooring. Radiator.

Living Room

15' 6" x 15' 1" (4.72m x 4.60m)

A bright and spacious room with double glazed French doors overlooking the communal gardens. Double glazed windows to the side. Radiators. Wood flooring. TV point. Open plan through to the kitchen.

Kitchen

10' 1" x 7' 6" (3.07m x 2.29m)

Fitted in a range of matching base and eye level units providing ample storage space. One and a quarter bowl stainless steel sink unit. Integrated oven and gas hob with extractor over. Integrated slimline dishwasher and washing machine and fridge/freezer. Concealed gas central heating boiler. Tiled floor. Double glazed window to the front aspect.

Bedroom One

15' 8" x 10' 8" (4.78m x 3.25m)

Double glazed window to the side aspect. Radiator. Fitted double wardrobe.

En-Suite

Modern white suite with a low level wc, wash basin and a large walk in shower cubicle with glass sliding doors. tiled walls and floor. Chrome heated towel rail. Double glazed window to the rear aspect.

Bedroom Two

9' 3" x 8' 1" (2.82m x 2.46m)

Double glazed window to the side aspect. Radiator.

Bathroom

7' 9" x 6' 9" (2.36m x 2.06m)

Modern suite comprising a low level wc, wash basin and panelled bath with shower and glass screen. tiled walls and floors. Double glazed window to the front aspect.

Communal Gardens

Landscaped communal gardens with lawned area and shrub borders.



Allocated Parking

The apartment comes with one allocated parking space.

Agents Note

Leasehold - 146 years remaining.

Service Charge £1,896 pa

Ground Rent £200 pa





TOTAL APPROX. FLOOR AREA 770 SQ.FT. (71.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	84
(69-80)	C	84
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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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