



38 Bennett Court Station Road, Letchworth, Hertfordshire. SG6 3WA

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2 Bedroom Retirement Property

£195,000 Leasehold

Located on the second floor of the popular Bennett Court development, this spacious apartment features a bright living room with space for dining, a well-fitted kitchen, two comfortable bedrooms, and a modern shower room. Residents enjoy access to a communal lounge, gardens, laundry room, an on-site manager, and a 24-hour emergency call system. Ideally positioned just a short stroll from shops, amenities, and the train station.

- Off street parking
- Two bedroom apartment
- Close to local amenities
- Beautifully presented apartment
- Resident lounge
- 60+ years development
- Leasehold
- Service Charge - £385.47 pcm
- Ground Rent - £907.14 pa
- EPC rating C. Council tax band C

Second Floor
Living Room:

Abt. 16' 2" x 10' 5" (4.93m x 3.17m) Double glazed windows to the front and side. Electric heaters.

Kitchen:

Double glazed window. Fitted base and eye level units. Integrated oven and hob with extractor.

Bedroom One:

Abt. 9' 4" x 14' 4" (2.84m x 4.37m) Double glazed window. Electric heater. Full length fitted wardrobe with mirrored doors.

Bedroom Two:

Abt. 13' 9" x 8' 9" (4.19m x 2.67m) Double glazed window. Electric heater. Currently being used as a dining room.

Bathroom:

Extractor fan. Heated towel rail. WC, wash hand basin with cupboard under and a large walk-in shower. Ceramic tiling.

Outside

Communal Grounds:

The communal gardens are beautifully kept, featuring mature flowerbeds, established shrubs, and plenty of seating areas to relax and enjoy the outdoors. A residents' car park is also available on site.

Additional Information

Agents Note:

Draft particulars yet to be approved by vendor and may be subject to change.

Anti-Money Laundering (AML):

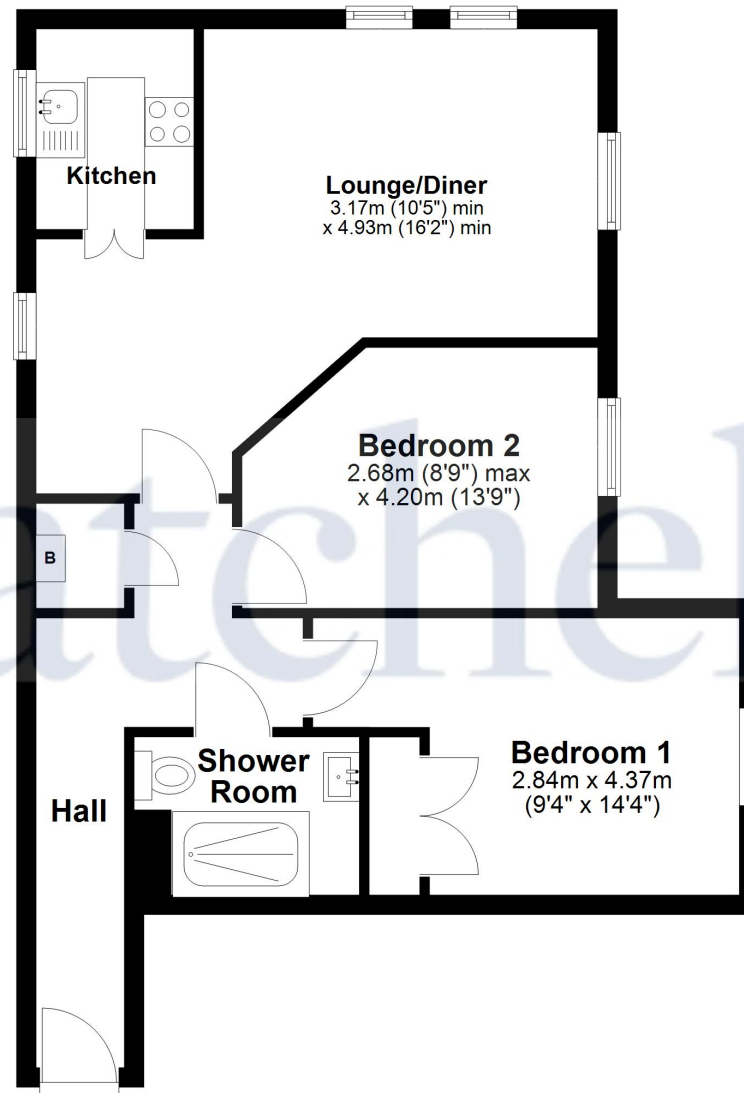
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.