



19, Park Court

Norton Way South, Letchworth Garden City,
Hertfordshire, SG6 1NH

£230,000

country
properties

Two bedroom second floor town centre apartment with secure parking area and situated within easy reach of Letchworth Garden City railway station. Fitted kitchen with built-in oven and hob. Spacious lounge/dining room. Gas central heating. Lift facility and stairs to all floors. Contact us today to arrange your viewing.

Ground Floor

Entrance

Communal entrance via intercom with stairs and lift to all floors.

Second Floor

Entrance Hall

Large airing cupboard. Radiator. Glass multi paned double doors leading to the lounge/dining room.

Living Room

3.62m max x 6.69m max (11' 11" x 21' 11")
A real feature of this apartment is the curved triple glazed windows overlooking the front. Radiator. Tv point.

Kitchen

2.26m x 2.56m (7' 5" x 8' 5")
Fitted in a range of matching base and eye level units providing ample storage space. Integrated oven and hob and fridge/freezer. Free standing washing machine. Single drainer sink unit. Wall mounted gas central heating boiler.

Bedroom One

3.88m max x 3.54m max (12' 9" x 11' 7")
Triple glazed curved window to the front. Built in cupboard and matching fitted wardrobe. Radiator.

Bedroom Two

4.14m max x 3.62m max (13' 7" x 11' 11")
Triple glazed curved window to the front aspect. Fitted wardrobes along one wall. Radiator.

Shower Room

2.34m x 1.83m (7' 8" x 6')
Wet room with low level wc, wash hand basin and fully tiled shower area with half height bi-fold screen. Extractor fan. Radiator. Small built-in storage cupboard.

Outside

Outside

Attractive communal gardens. Allocated parking space in secure car park. Bike store.



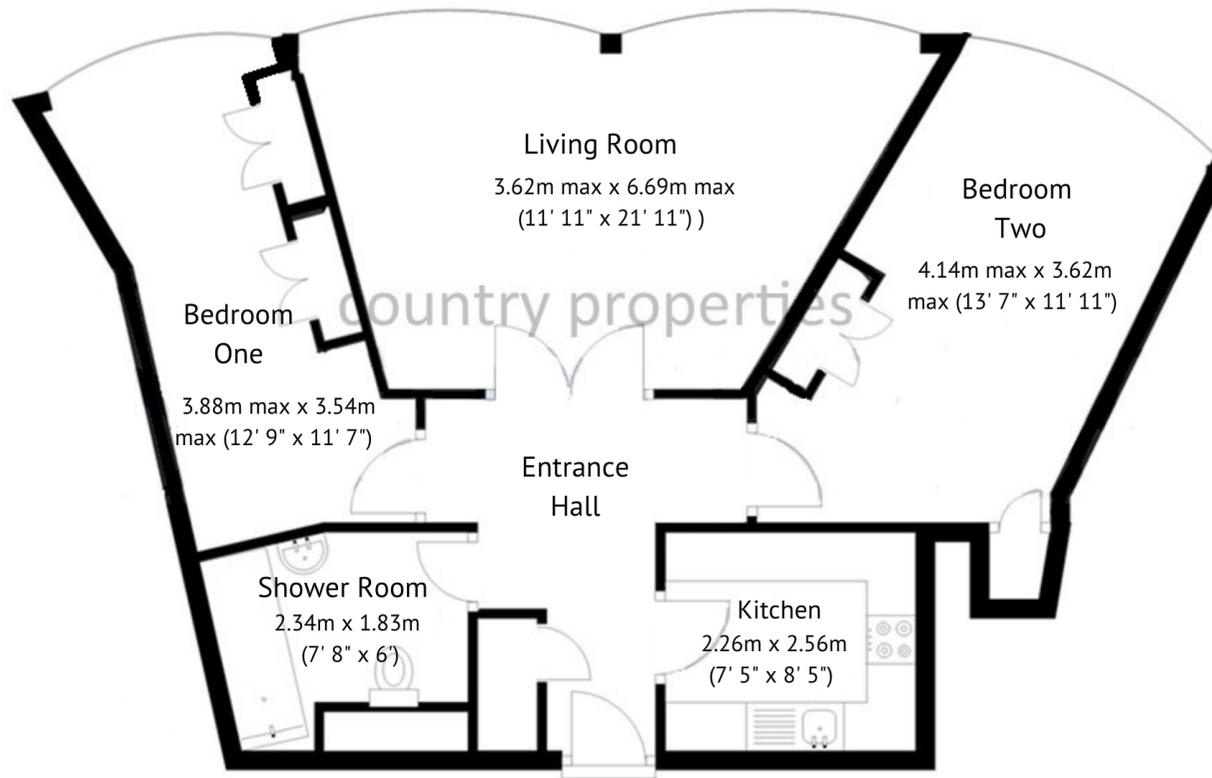
Agents Note

Leasehold - The current owner is in the process of extending the lease. The new lease will be excess of 160 years.

Service Charge £2450.04 per year

Council tax band - C





Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	76
		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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