



18 Park Court, Norton Way South

Letchworth Garden City,
Hertfordshire, SG6 1NH
£175,000

country
properties

A spacious second floor one bedroom apartment located centrally within easy walking distance of all town centre shops and train station. The accommodation comprises a spacious lounge/dining room with balcony overlooking Howard Park, fitted kitchen, bathroom and a double bedroom. Outside there are communal gardens to the rear and an allocated parking space.

The station serves both the town of Letchworth Garden City and the surrounding areas. It provides frequent train services to various destinations, including London King's Cross, Cambridge, Peterborough, Stevenage, and Hitchin. The station is an important transport hub for commuters traveling to and from London and Cambridge.

The property is conveniently located within walking distance of the town centre, where you can find a range of amenities, including shops, restaurants, and local attractions. It's worth noting that Letchworth Garden City is known for its unique town planning and beautiful green spaces, which add to its charm

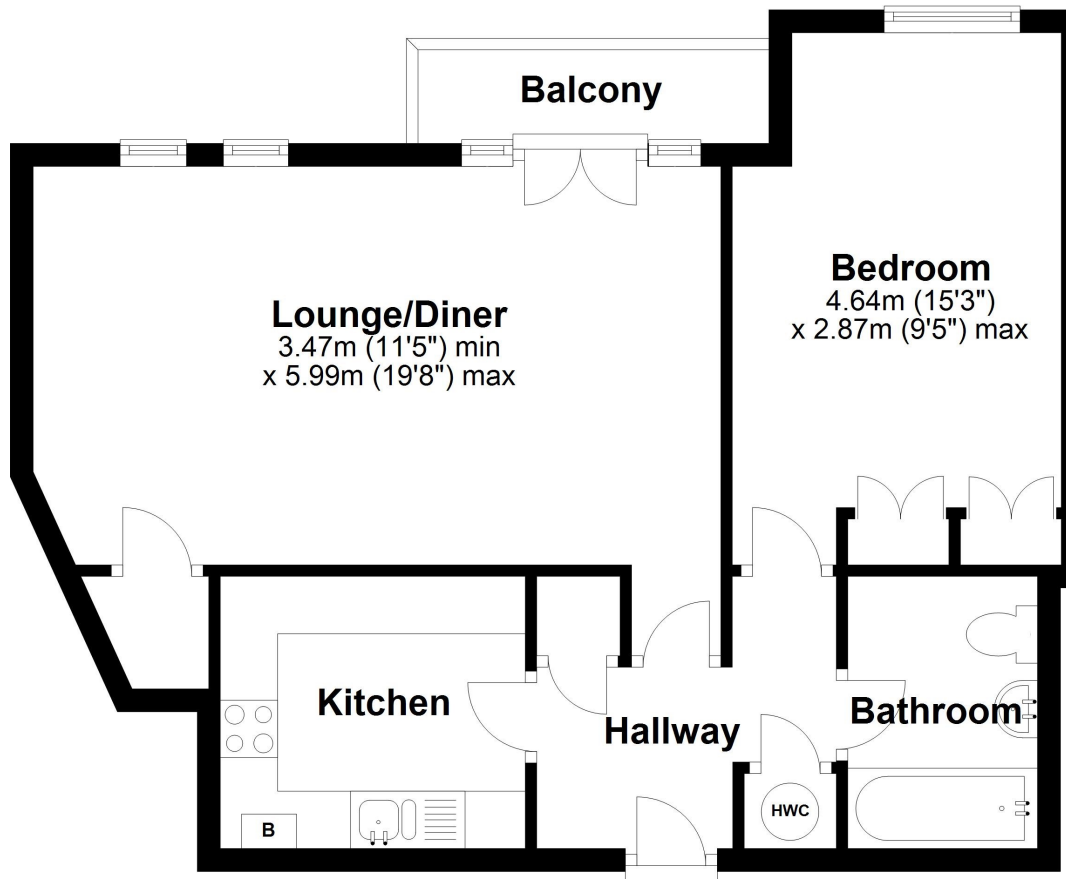
- Offered with no upper chain.
- The property is in need of some updating and modernisation.
- Spacious lounge/dining overlooking Howard Park.
- Double bedroom with fitted wardrobes.
- Secure intercom entry phone system.
- Stairs and lift to all floors.
- Service Charge £2,107 pa
- Ground Rent £100 pa
- Approx. 560 Square Feet.
- 125 year lease from 1985 with 85 years remaining.





Second Floor

Approx. 52.4 sq. metres (563.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	75
(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	

Total area: approx. 52.4 sq. metres (563.7 sq. feet)

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

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: simon.ellmers@country-properties.co.uk

www.country-properties.co.uk

country
properties