



Sollershott East, Letchworth Garden City, Herts, SG6 3PN

£300,000

Lane & Bennetts are delighted to present this rarely available two double bedroom ground floor apartment of the Grade II listed Sollershott Hall, perfectly positioned within walking distance of the town and station, plus many amenities. The property has plenty of character features, comes with its own garage with light & power, and enjoys four acres of mature landscaped grounds with ample off road parking.

IDEAL PROPERTY FOR DOWNSIZING, "LOCK & LEAVE", FIRST TIME PURCHASE OR INVESTMENT PROPERTY (LIKELY GROSS RENTAL INCOME £16,800 p.a)

Recently undergoing a re-decoration throughout, with a new bathroom suite and fitted kitchen space.

- CHARACTER GRADE II LISTED 2 BED GROUND FLOOR APARTMENT
- WALKING DISTANCE TO STATION AND ALL AMENITIES
- OPEN PLAN LOUNGE / DINING ROOM WITH FEATURE ARCHES
- LARGE BATHROOM
- SITUATED IN FOUR ACRES OF LANDSCAPED MATURE GROUNDS
- GARAGE & AMPLE OFF -ROAD PARKING
- DOUBLE BEDROOMS WITH ORIGINAL FLOORBOARDS
- MINUTES FROM TOWN & SOUGHT AFTER SCHOOLS
- RENEWED KITCHEN WITH APPLIANCES
- Tenure: Leasehold / Share of Freehold | Council Tax Band: C | EPC: D

built in cupboard in the main bedroom, which also has original wood flooring. The second sizable bedroom has lovely external views. There is gas central heating to radiators, and the large wooden windows are maintained externally by the management company.

The property has Virgin media broadband, TV & telephony. As mentioned, the location of this fine apartment is particularly key, being 8 minutes walk from station & town centre, and easy walking distance to the much sought after independent schools of St. Francis, St. Christopher's and The Highfield school. Leisure & sports interests are also well catered for as within a mile you can choose between Letchworth Garden City's renowned golf club, Letchworth Tennis club, the Letchworth Cricket & hockey clubs and Nuffield Health gym & spa.

The town centre boasts a four screen cinema and theatre as well as an excellent range of eateries and drinking establishments, together with a wide range of attractions including museums, art galleries, a four screen cinema, swimming pool, open green spaces, parks and gardens, yet only 29 minutes from Kings Cross & Moorgate, 28 minutes to Cambridge, whilst the A1(M) is a few minutes' drive, and London Luton Airport 25 minutes away.