



Rosemont Close, Letchworth Offers in Excess of £190,000

Own front door - independence, easy parcel drops, no waiting on communal hallways | First-floor position - extra privacy and light without giving up the garden | Lounge-to-kitchen flow - slide the door for open hosting or close it for a quiet evening | Kitchen you can live with - space for a table plus proper spots for oven, dishwasher, washing machine and a tall fridge-freezer, so cooking, eating and laundry run smoothly | Double bedroom with walk-in wardrobe - fewer bulky units in the room, more clear floor and calmer mornings | Refitted bathroom - clean lines, good storage and a proper shower-over-bath for quick starts or slow resets | Private, low-maintenance garden - a real outside space for coffee, BBQs, pets and bikes without losing your weekend to upkeep | Parking at the door - unload the shop and you're inside; guests find it straightforward too | Four-home building - only two up, two down, which keeps comings and goings simple | Letchworth location that works - walk to town, the station and Norton Common; quick to A1(M) J9; trains for London/Thameslink and Cambridge; Luton and Stansted within easy reach |



Own door. Private garden. Easy to live with. Among the purpose-built homes on Rosemont Close sits a first-floor maisonette that feels more like a little house. You've got your own front door at ground level, then stairs up to 488 sq ft laid out sensibly with no communal hallways. Only four homes share the building - two up, two down - with this one above its ground-floor neighbour.

The living room works for real life - film nights, a quiet read, or friends over without feeling squeezed. A sliding door links to the kitchen, so keep it open for a sociable flow or close it when you want the lounge to yourself.

Kitchen detail that matters: a full run of worktop plus spaces for a full-size oven, washing machine, dishwasher, and a tall fridge-freezer. Batch-cook, run the laundry, clear up with the dishwasher, and still sit at the table for breakfast or a laptop stint - no balancing plates on the sofa.

When it's time to relax and switch off, the bedroom makes it easy. It takes a proper double with bed-sides and still leaves space to walk around. A wide window brings steady light by day; pull the blind and it's dark enough for a lie-in. The walk-in wardrobe keeps clothes, coats and suitcases out of sight, so surfaces stay clear and the room feels settled. Door opens straight off the landing - no wasted corridor - close it and you've got a quiet place to sleep.

You'll love the refitted bathroom suite. Fresh tiling, a proper shower-over-bath with glass screen, and a modern vanity that actually takes the clutter. A window keeps it bright and aired, a heated towel rail warms the room, and upkeep is easy. Perfect for quick invigorating mornings or a long end-of-day soak. A window on the landing brings natural light through the middle of the home.

Another real difference-maker - rare for a one-bed. Your private garden means morning coffee with fresh air, a spot for the barbecue when friends drop by, and somewhere for pets or raised beds without negotiating a residents' committee - it's easy enough to keep tidy in ten minutes. And it's a spot for bikes without negotiating a corridor.



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Own a car - parking is right in front, making the weekly shop simple and no fighting for a space on a crowded street.

From Rosemont Close you can walk to the town and station via quiet residential roads and paths. Trains run to London King's Cross and Cambridge, with through-London connections on Thameslink (for Gatwick and the South Coast) and northbound links towards Peterborough. Road access is quick via A1(M) J9. For day-to-day needs, the town centre covers supermarkets, pharmacies and cafés; weekends often mean David's Bookshop, Broadway Cinema, or a longer loop on the Letchworth Greenway. Luton and Stansted airports are both within an easy drive.

Buying for yourself here means independence without compromise. Buying to let? One-bed homes with their own door and private garden are in demand locally - numbers point to £14,000 p.a. in rent

ADDITIONAL INFORMATION

Leasehold - Lease Remaining 91 years

Ground Rent: £50 P.A.

Service Charge: £800 P.A.

Council Tax Band: B

EPC Rating: TBC

| **GROUND FLOOR** - Entrance Hall

| **FIRST FLOOR**

Living room: Approx. 11' 6" x 11' 4" (3.50m x 3.46m)

Kitchen: Approx. 11' 11" x 6' 11" (3.63m x 2.11m)

Bedroom: Approx. 13' 6" x 8' 3" (4.11m x 2.52m)

Bathroom: Approx. 13' 6" x 8' 3" (4.11m x 2.52m)

| **OUTSIDE**

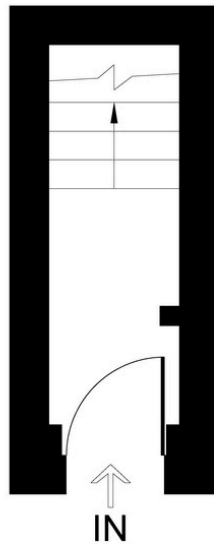
Private low maintenance rear garden

Off Road Parking



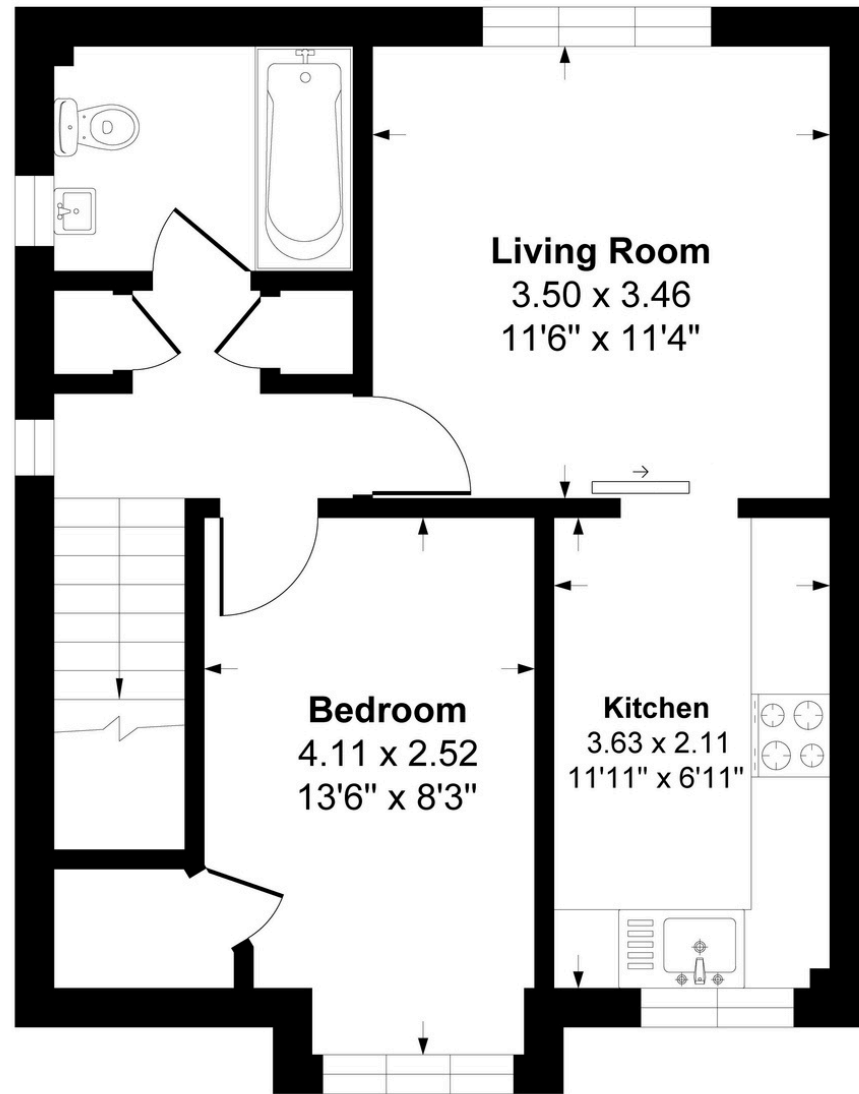
Ground Floor

Approx. 2.7 sq. metres (29.4 sq. feet)



First Floor

Approx. 42.6 sq. metres (459.9 sq. feet)



Total area: approx. 45.3 sq. metres (488.3 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.



Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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