



2, Ralph Swingler Place

Letchworth Garden City,
Hertfordshire, SG6 3GZ
£525,000

country
properties

An exclusive two bedroom house located in a sought after prestigious retirement development for people of 55 years and over.

On the ground floor is a cloakroom, lounge, dining room, garden room and a fitted kitchen/breakfast room with integrated double oven, gas hob, dishwasher and fridge/freezer. Upstairs the main bedroom has a fitted wardrobe and a balcony overlooking the communal gardens. The second bedroom is just as spacious also with a fitted wardrobe. The main bathroom is now fitted out with a wet room style shower. The property also boasts gas central heating, the ground floor has underfloor heating. All the windows and doors are double glazed.

The property itself is located only a short walk to the local doctors surgery and the town centre and main line train station are also within walking distance.

Ground Floor

Entrance Hall

Stairs to the first floor. New carpet in the hallway.

Cloakroom

Comprising a low level wc and a wash basin. Tiled floor and walls. Plumbing for a washing machine.

Lounge

15' 3" x 12' 0" (4.65m x 3.66m)

Double glazed window to the front aspect. Gas fire with attractive surround. Tv point. New carpet with underfloor heating. Glazed double doors leading to the dining room.

Dining Room

11' 2" x 9' 9" (3.40m x 2.97m)

Doors leading to the garden room and kitchen. Radiator. New carpet with underfloor heating.

Kitchen/Breakfast Room

11' 2" x 9' 5" (3.40m x 2.87m)

Fitted in a range of matching base and eye level units providing ample storage space. Integrated double oven and gas hob with extractor over. Integrated fridge/freezer and dishwasher. Concealed gas central heating boiler. Single drainer twin bowl sink unit. Tiled floor with underfloor heating. Double glazed window to the rear aspect.



Garden Room

10' 11" x 8' 3" (3.33m x 2.51m)

Brick based window double glazed windows and doors overlooking the communal gardens to the rear. Tiled floor with underfloor heating.

First Floor

Landing

Galleried landing with space for a desk. Double glazed window to the front aspect. Radiator. Access to the loft space.

Bedroom One

12' 9" x 12' 0" (3.89m x 3.66m)

Double glazed French doors with side windows leading to the balcony. Radiator. TV point. Built in double wardrobe.

Balcony

Outside balcony overlooking the communal gardens.

Bedroom Two

12' 0" x 11' 6" (3.66m x 3.51m)

Double glazed window to the front aspect. Radiator. Built in wardrobe.

Wet Room

Comprising a low level wc and a wash basin. Wet room style shower with fitted seat. Heated chrome towel rail. Double glazed window to the rear aspect.

Outside

Parking

An allocated parking space at the rear of the property.

Communal Gardens

Landscaped and maintained to a very high standard for all the residents to enjoy. Lawned areas and numerous shrub beds and borders.

Communal Swimming Pool

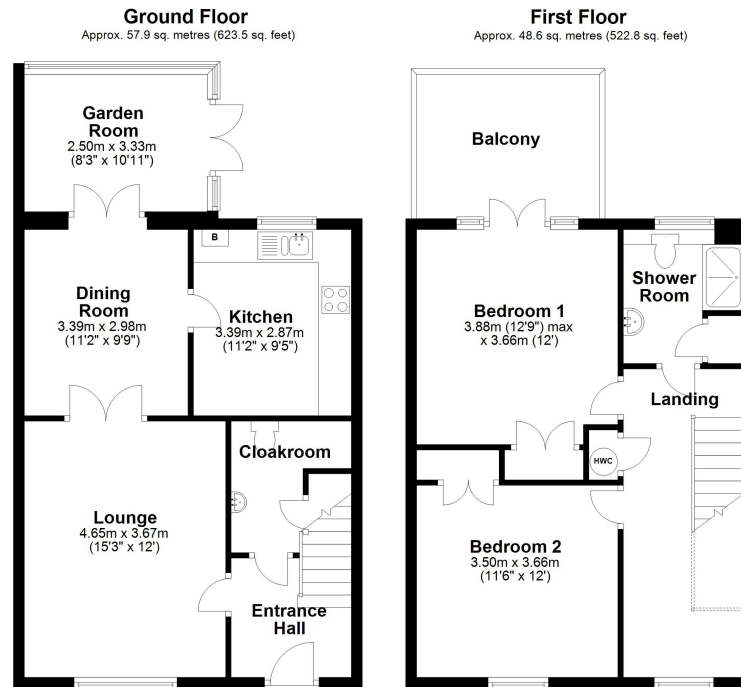
On site there is a communal swimming pool available for all residents to use. The pool room has changing facilities and a shower.

Agents Note

The property has a 990 year lease from 2006 with a peppercorn ground rent. The Freehold is owned by the Letchworth Garden City Heritage Foundation and the site is let to RSP Estates Ltd, a company wholly owned by the residents who acquired the leasehold interest in 2012. The 28 individual residential properties are held on underleases from RSP Estates Ltd. Each property holds one of the £1 shares in RSP Estates Ltd which is transferred to any new owner.

The current Service Charge is £4,852.20 pa.





Total area: approx. 106.5 sq. metres (1146.3 sq. feet)

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	74	85
	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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