



# 35, Rosemont Close

Letchworth Garden City,  
Hertfordshire, SG6 4XR  
**£175,000**

country  
properties



Well presented one bedroom first floor apartment located within easy walking distance of the town centre and main line railway station. The property has good size lounge and fitted kitchen with integrated oven and hob. Refitted modern bathroom suite with electric shower over the bath. Wooden double glazed windows and electric heating. Security entry phone system. Allocated off road parking space. No above chain.

## Ground Floor

### Entrance

Communal entrance via intercom. Stairs to all the floors.

### First Floor

#### Entrance Hall

Doors to all rooms. Built-in corner storage unit with shelving.

#### Lounge

4.57m x 3.43m (15' x 11' 3")

Dual aspect with window to the rear aspect and a round window to the side. Electric heater. Store cupboard. TV point. Archway to:

#### Kitchen

1.73m x 2.44m (5' 8" x 8' 0")

Fitted in a range of matching base and eye level units providing ample storage space with contrasting work surfaces. Stainless steel single drainer sink unit. Plumbing for washing machine and space for fridge freezer. Integrated electric oven and hob with extractor fan over. Ceramic tiling to splash back areas. Window to the side aspect.

#### Bedroom

3.51m x 3.10m (11' 6" x 10' 2")

Window to the rear aspect. Electric heater.

#### Bathroom

Nicely fitted modern suite comprising low level wc, wash hand basin set into vanity unit with storage and splash back panel. Panel bath with electric shower over, enclosed by screen and with ceramic tiling to splash back. Extractor fan. Airing cupboard housing water tank.



## Outside

### Communal Areas

Allocated off road parking in nearby carpark. Communal bin store.

### Agents Note

The owner has informed us of the following information:

125 year lease from 1991

Ground Rent: £25 per year

Service charge: Approx £1,600 per year

NHDC tax band: B

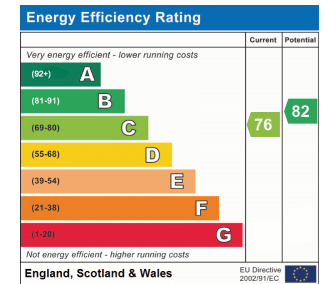






First Floor

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## Viewing by appointment only

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