



2a, Sollershott Hall

Letchworth Garden City,
Hertfordshire, SG6 3PN

£215,000

country
properties

Impressive Grade II Listed one bedroom ground floor maisonette located at the sought after Sollershott Hall. Set in 4 acres of landscaped gardens and within walking distance of the town centre and train station. Spacious dual aspect lounge with feature fireplace. Fitted kitchen with integrated double oven and hob. Double bedroom with wardrobe and hanging space. Gas central heating. Landscaped communal gardens. Internal viewing comes highly recommended to fully appreciate this impressive character flat.

Ground Floor

Entrance Hall

Large storage cupboard. Doors to all rooms.

Lounge/Dining Room

19' 10" x 12' 1" (6.05m x 3.68m)

A real feature of this property is this spacious dual aspect lounge with secondary double glazed windows to the front and rear aspects. Two radiators. Open fireplace with attractive surround. Picture rail.

Kitchen

8' 3" x 6' 7" (2.51m x 2.01m)

Fitted in a range of matching base and eye level units providing ample storage space. Single drainer stainless steel sink unit. Integrated double oven and hob with extractor over. Plumbing for automatic washing machine and fridge/freezer. Ceramic tiling. Tiled floor. Secondary glazed window overlooking the communal gardens.

Bedroom

11' 8" x 8' 0" (3.56m x 2.44m)

Secondary glazed window to the front aspect. Radiator. Fitted wardrobe and hanging space. Separate overhead store cupboard.

Bathroom

8' 4" x 4' 3" (2.54m x 1.30m)

Three piece suite comprising a low level wc, wash basin. Large shower cubicle with glass screen. Underfloor heating. Ceramic tiling. Heated chrome towel rail. Extractor fan. Tiled floor.

Outside

Communal Gardens

By the front door is a covered canopy area with space for a small table. This leads onto the communal gardens with lawned areas and shrub and flower borders.

Parking

There is a residents car park at the front of the property.



Agents Notes

The owner has informed us of the following information:

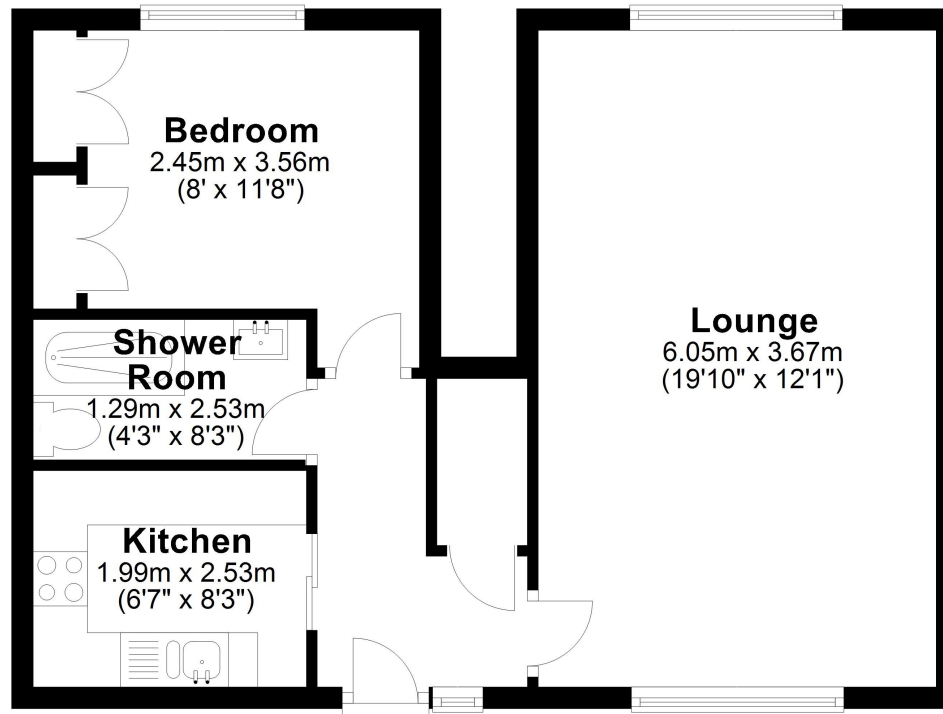
Lease: 990 years from 1948 (share of the freehold) with 913 years remaining.

Service Charge: £1,986 per year

NHDC tax band: B



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
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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