



**Creamery Court, Letchworth Offers in Excess of £180,000**



Part of Creamery Court's heritage building – a former dairy, giving more character and individuality than standard town centre flats | Freshly updated interiors – neutral décor and new finishes mean it's ready to move straight into or let out immediately | Spacious lounge/diner with angled ceilings – room for a dining table, work corner and sofa area without feeling cramped | Green outlook from windows – bringing in light and privacy while connecting you to the landscaped setting | Modern fitted kitchen - practical layout with fitted cabinets, integrated oven and hob, and proper worktop space for everyday cooking | Refitted bathroom – walk-in shower, vanity storage and tiled finishes create a clean, contemporary feel | Generously sized double bedroom – comfortably takes a king-size bed, wardrobes and a desk, so you're not short of options | Allocated parking plus visitor spaces – no hunting for a space after work, and easy for guests to stop by | Well-kept communal grounds – lawns, hedging and planting give a softer, greener outlook rarely found with apartments | Attractive for both buyers and investors – long lease, low-maintenance design and strong rental potential of over £11,000 per year



**A Home With More To Say.** Not all apartments are created equal. Creamery Court takes its name from the dairy that once stood here, and still carries that sense of heritage – a building with character, set against mature trees and landscaped grounds that give you a little more breathing space than most.

Freshly updated, the flat is ready to move into. The living and dining room offers space to spread out – enough for a dining table, work-from-home corner, and a sofa set-up that feels generous rather than squeezed in. Angled ceilings and dual windows bring personality, while the green outlook creates a calm, private feel.

Cooking is made easy with a modern kitchen that includes fitted cabinets, an integrated oven and hob, and enough worktop space to prepare meals properly rather than just reheat.

In the bathroom, a complete refit has introduced a walk-in shower, vanity storage, and tiled finishes that feel fresh and contemporary.

A real surprise comes with the bedroom – long, comfortably proportioned and easy to furnish, with space for wardrobes, a desk, and a king-size bed without ever feeling tight.

Communal grounds are well cared for, with lawns and established hedging softening the feel of the development.

Allocated parking is included, along with visitor spaces for friends and family.

For first-time buyers, this is a chance to own something a little different from the standard town centre block – still close enough to walk or cycle into Letchworth, yet with a quieter, greener setting. For investors, it's ready to let immediately, with rental income likely to achieve over £11,000 per annum.

Creamery Court offers individuality, history, and practicality in one – an apartment that works for living, not just existing.





## | ADDITIONAL INFORMATION

Council Tax Band - B

EPC rating - D

Leasehold - 93 years remaining

Service Charge: £1,428.00 P.A.

## | SECOND FLOOR

Living / Dining Room: Approx 12' 10" x 16' 10"  
(3.90m x 5.12m)

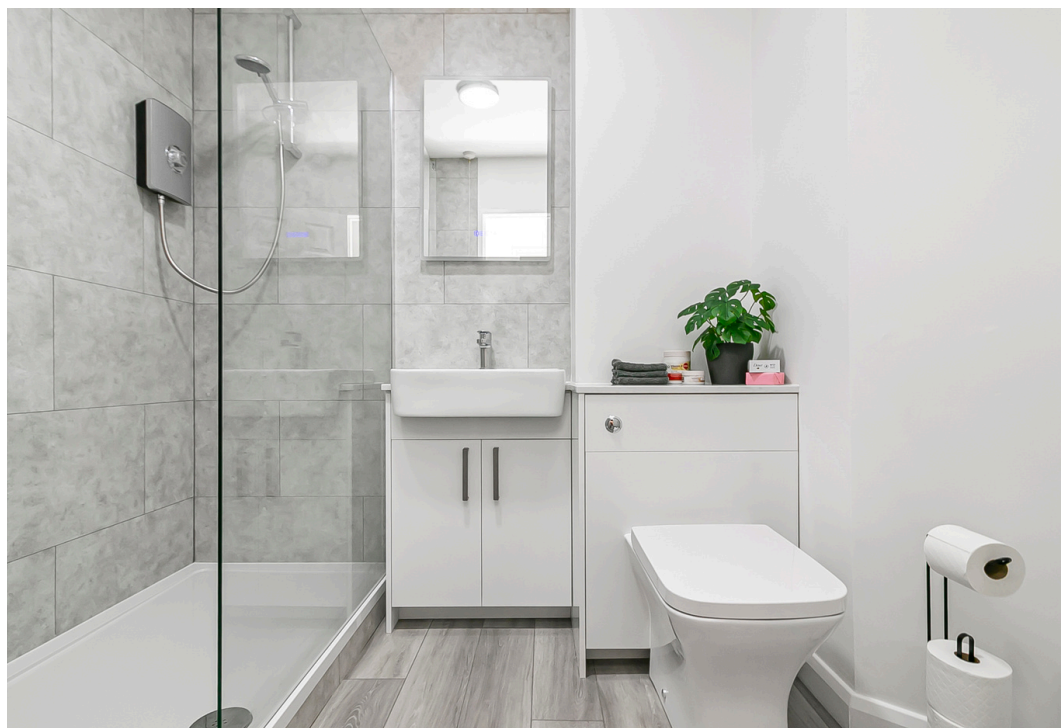
Kitchen: Approx 8' 1" x 7' 10" (2.46m x 2.40m)

Bedroom: Approx 16' 1" x 9' 10" (4.89m x 2.99m)

Bathroom: Approx 8' 2" x 4' 10" (2.49m x 1.47m)

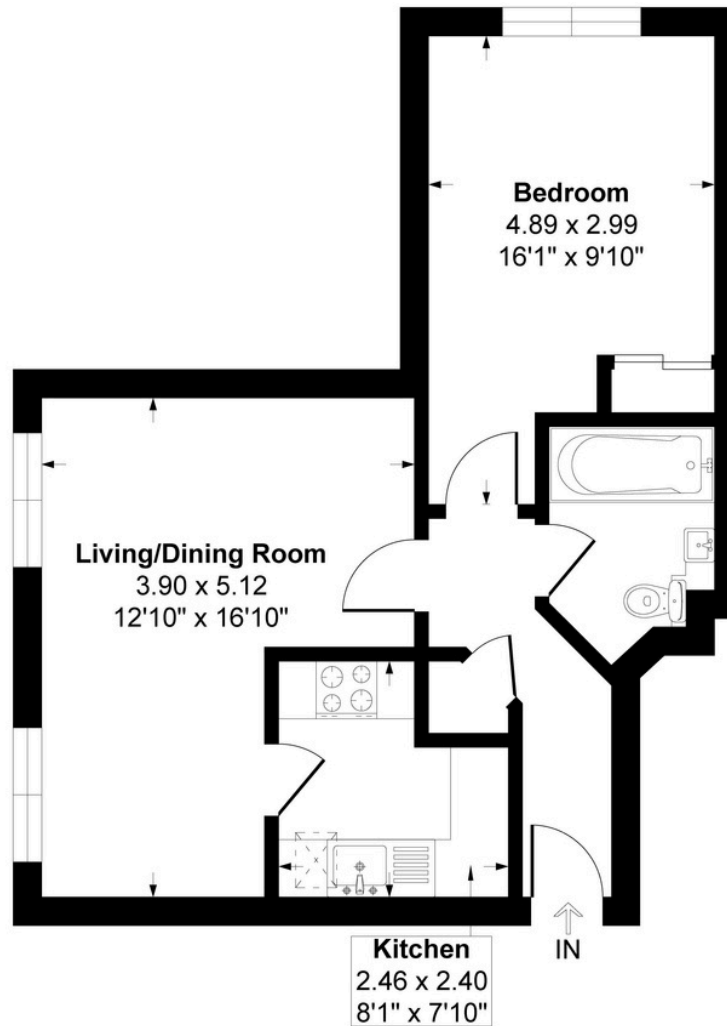
## | OUTSIDE

Allocated off road parking and visitors parking



## Second Floor

Approx. 44.9 sq. metres (483.3 sq. feet)



Total area: approx. 44.9 sq. metres (483.3 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](mailto:info@leysbrook.co.uk)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC