



# 32, Creamery Court

Letchworth Garden City,  
Hertfordshire, SG6 2UA  
£195,000

country  
properties

Impressive one bedroom second floor apartment with parking, situated on the edge of Letchworth. The lounge has been divided to provide an occasional further bedroom/home office. Presented in good order through out. Also benefits from a good size main bedroom and white bathroom suite. Double glazed windows & electric heating. Good size loft for storage, allocated & visitor parking. Secure entry phone system. Easy access to the A1(M) and Letchworth train station and town centre.

## Ground Floor

### Communal Entrance Hall

Security entry door to front with courtesy door at the rear leading to the parking area. Stairs to all floors.

## Second Floor

### Hall

Large entrance hall with built in cupboard housing hot water cylinder. Access to large loft space with ladder.

### Kitchen

9' 3" x 7' 4" (2.82m x 2.24m)

Modern fitted kitchen with a matching range of base and eye level units with worktop space over. Stainless steel sink unit with single drainer and mixer taps. Appliances include electric oven, fridge freezer, washing machine and dishwasher. Tiling to splash backs. Tiled floor. Double glazed window.

### Lounge/Diner

12' 1" x 10' 0" plus dormer window (3.68m x 3.05m)  
Double glazed bay window to side. Electric heater. Internal window and glazed door to:



## Home office/occasional bedroom

Approximately 11' 0" x 9' 0" (3.35m x 2.74m)

Built in cupboard to rear with ample hanging and storage space.

## Bedroom

15' 0" x 8' 10" (4.57m x 2.69m)

Double glazed window to rear. Electric heater.

## Bathroom

Three piece white suite comprising of a panel bath with shower, enclosed by screen. Low level wc. Pedestal wash hand basin. Double glazed window to rear. Heated ladder style towel rail. Ceramic tiling to splash backs.

## Outside

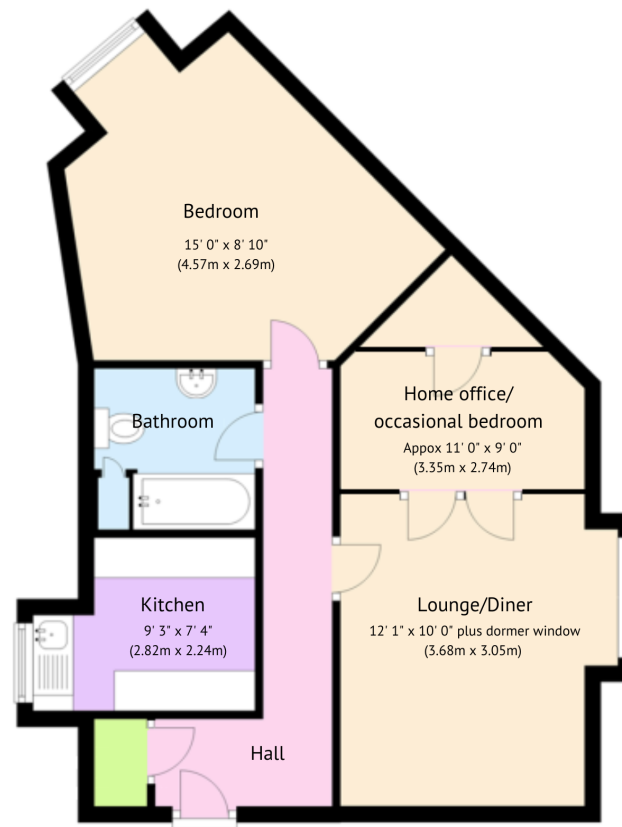
## Communal Areas

1 x allocated parking space with further additional visitor spaces. Bin area.

## Agents Note

Leasehold – 125 years from January 1994 with 94 years remaining.  
Service Charge £1,450 pa  
Council Tax Band B.





Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	76	78
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)	76	78
<b>C</b>		
(55-68)		
<b>D</b>	76	78
(39-54)		
<b>E</b>		
(21-38)	76	78
<b>F</b>		
(1-20)	76	78
<b>G</b>		
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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