



29 Rosemont Close, Letchworth Garden City, Hertfordshire. SG6





## 1 Bedroom Apartment £170,000 Leasehold

A well presented one bedroom ground floor flat positioned in a quiet cul-de-sac within walking distance of the town centre and mainline train station. This property benefits from an entry phone system, hallway, nice sized lounge, kitchen complete with oven and fridge/freezer, a double bedroom and a bathroom with storage cupboard complete the interior accommodation. This property further benefits from new double glazing throughout. Outside the apartment is further complimented by allocated parking. Viewings are highly recommended.

- Allocated parking
- Close to mainline railway station
- One bedroom
- Ground floor
- Security entry phone
- Cul-de-sac location
- Leasehold - 125 years from March 1991
- Service charge - £1,279.26 PA
- Ground rent - £25 PA
- Council tax band B
- EPC rating D

**Ground Floor:****Hallway:**

Nice sized 'L' shaped hallway with coat hanging space.

**Lounge:**

Abt. 15' 1" x 10' 4" (4.60m x 3.15m) Good size lounge with double glazed window to front and porthole style window to side, laminate flooring, storage heater, storage cupboard, archway to:

**Kitchen:**

Abt. 5' 8" x 8' 1" (1.73m x 2.46m) Modern fitted kitchen with range of wall and base units with work surfaces over, built in oven and hob, fridge/freeze, tiled floor, tiled splashbacks, double glazed window to side.

**Bedroom:**

Abt. 11' 0" x 6' 9" (3.35m x 2.06m) Double bedroom with double glazed window to front, laminate flooring, storage heater.

**Bathroom:**

Comprising bath with shower attachment, low level WC, wash hand basin, tiled floor, extractor fan, airing cupboard housing tank.

**Outside:****Parking:**

The property comes with one allocated parking space.

**Agents Note:**

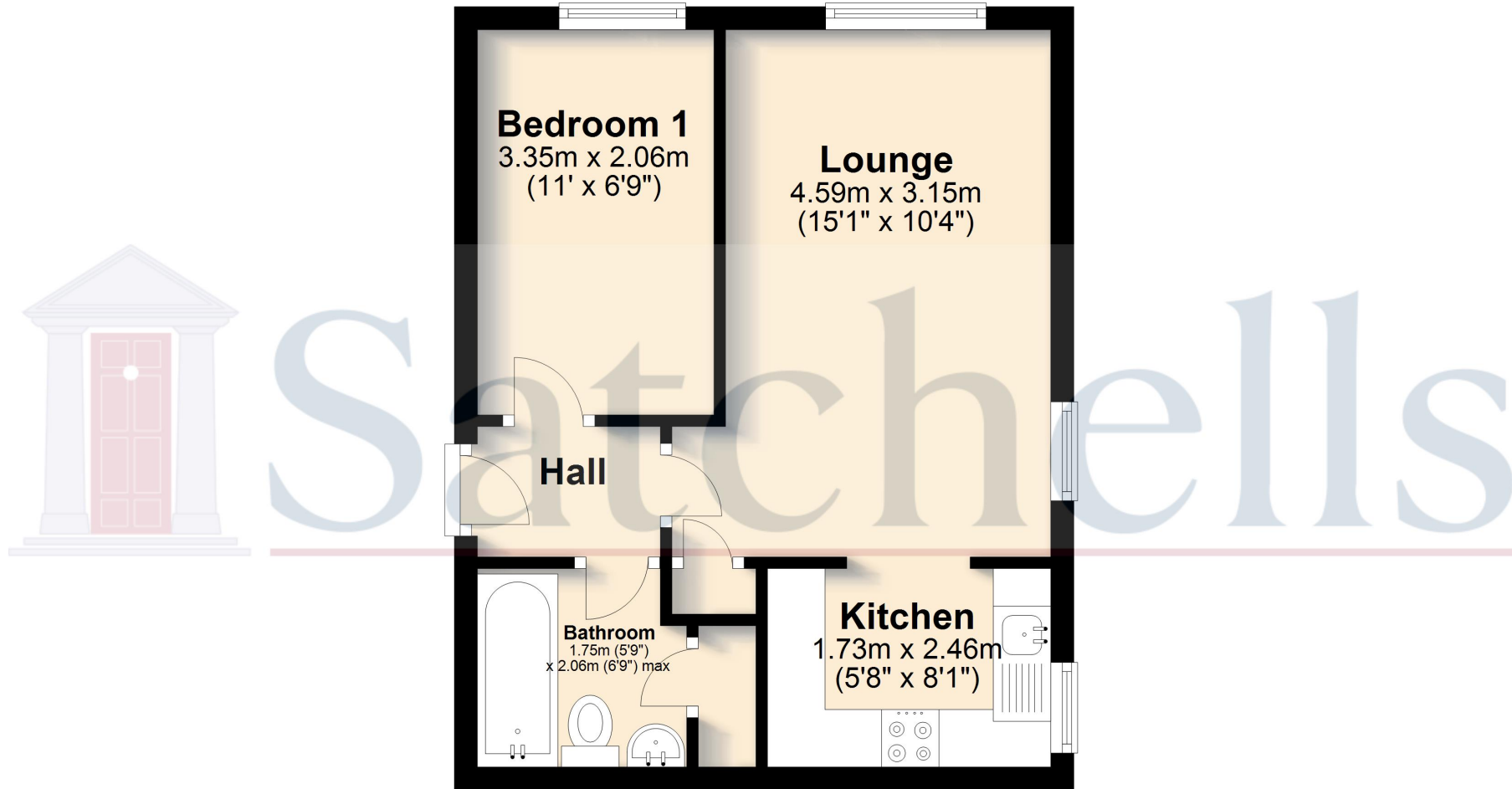
Draft details yet to be approved by the vendor and may be subject to change.



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



## Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.