



25, Bennett Court

Letchworth Garden City,
Hertfordshire, SG6 3WA
£140,000

country
properties

A Spacious One Bedroom First Floor Retirement Apartment. The Property Is Centrally Located Within Easy Walking Distance Of The Town Centre, Shops And Train Station.

The property has a larger than average lounge/dining room overlooking Station Road. The kitchen has an integrated oven and hob. There is also a double bedroom with fitted wardrobes and a bathroom. The residents also have the use of a communal lounge, kitchen and laundry room.

Ground Floor

Communal Entrance

Communal entrance via secure intercom. Lift and stairs to all floors. The residents communal Lounge has recently been redecorated and has brand new furniture throughout. There is also a communal kitchen area and laundry room.

First Floor

Entrance Hall

Large airing cupboard housing water tank.

Lounge/Dining Room

23' 5" x 18' 8" (7.14m x 5.69m)

A spacious L shaped room with double glazed windows to the front. Two heaters. TV point.

Kitchen

7' 7" x 7' 3" (2.31m x 2.21m)

Fitted in a range of matching base and eye levels. Single drainer sink unit. Fitted oven and hob. Space for fridge and washing machine. Two double glazed windows to the front.

Bedroom

14' 4" x 9' 2" (4.37m x 2.79m)

Double glazed window to the front aspect. Full length mirrored wardrobe. Heater.



Bathroom

6' 10" x 5' 6" (2.08m x 1.68m)

Comprising a low level wc, wash hand basin and panelled bath. Ceramic tiling. Extractor fan.

Outside

Communal Gardens

Well stocked and beautifully maintained communal garden laid to lawn with paved seating areas.

Agents Note

Lease:

125 years from 2000

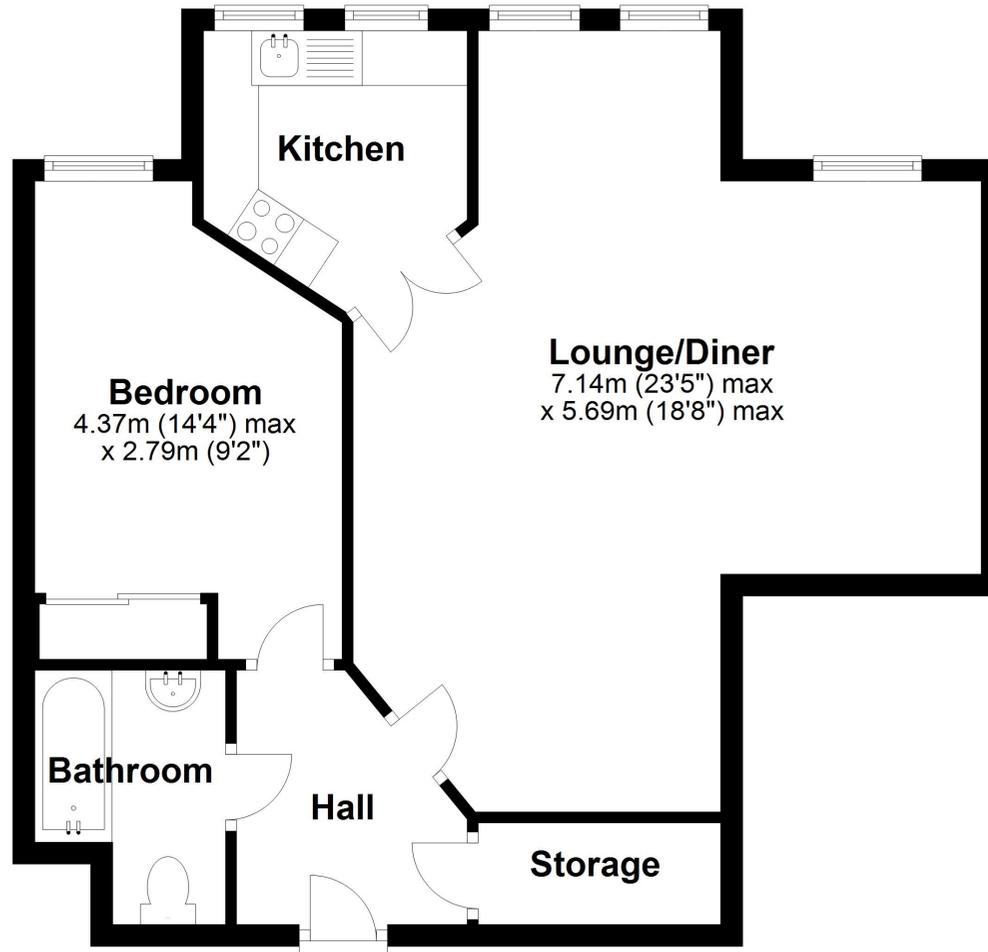
Service Charge: £3,017.28 pa

Ground Rent: £773.38 pa

NHDC Tax Band B



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(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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