



# 27, Rosemont Close

Letchworth Garden City,  
Hertfordshire, SG6 4XR

£185,000

country  
properties



Spacious one bedroom ground floor garden maisonette offered with vacant possession and no upper chain. In need of some basic decorating throughout but with a fitted kitchen, integrated oven and hob. Good size lounge with doors to private enclosed courtyard style garden. Bedroom and bathroom with window. 125 year lease from March 1991. Service charge only £740 per year, ground rent £25 per year. Contact us today to arrange your viewing..

## Ground Floor

### Entrance Hall

Leading to the lounge, bedroom and bathroom. Airing cupboard with water tank. Separate store cupboard.

### Lounge/Diner

11' 7" x 11' 3" (3.53m x 3.43m)

Electric heater. Glazed door with side windows leading to the garden.

### Kitchen

11' 11" x 6' 1" (3.63m x 1.85m)

Fitted in a range of matching base and eye level units providing ample storage space. Integrated double oven and hob with extractor over. Plumbing for a washing machine and space for a fridge. Single drainer sink unit. Tiled floor. Window to the front aspect.

### Bedroom

11' 11" x 7' 11" (3.63m x 2.41m)

Window to the front aspect. Wall mounted electric heater.

### Bathroom

Three piece suite comprising a low level wc, wash basin with cupboard under and a panel bath with shower over. Tiled walls. Window to the side aspect.

### Outside

#### Garden

A real feature of this ground floor maisonette is the courtyard garden with a door leading directly to the lounge. Paved with gated side access and timber fencing.

#### Allocated Parking Space

adjacent to the front door is an allocated parking space.

### Agents Note

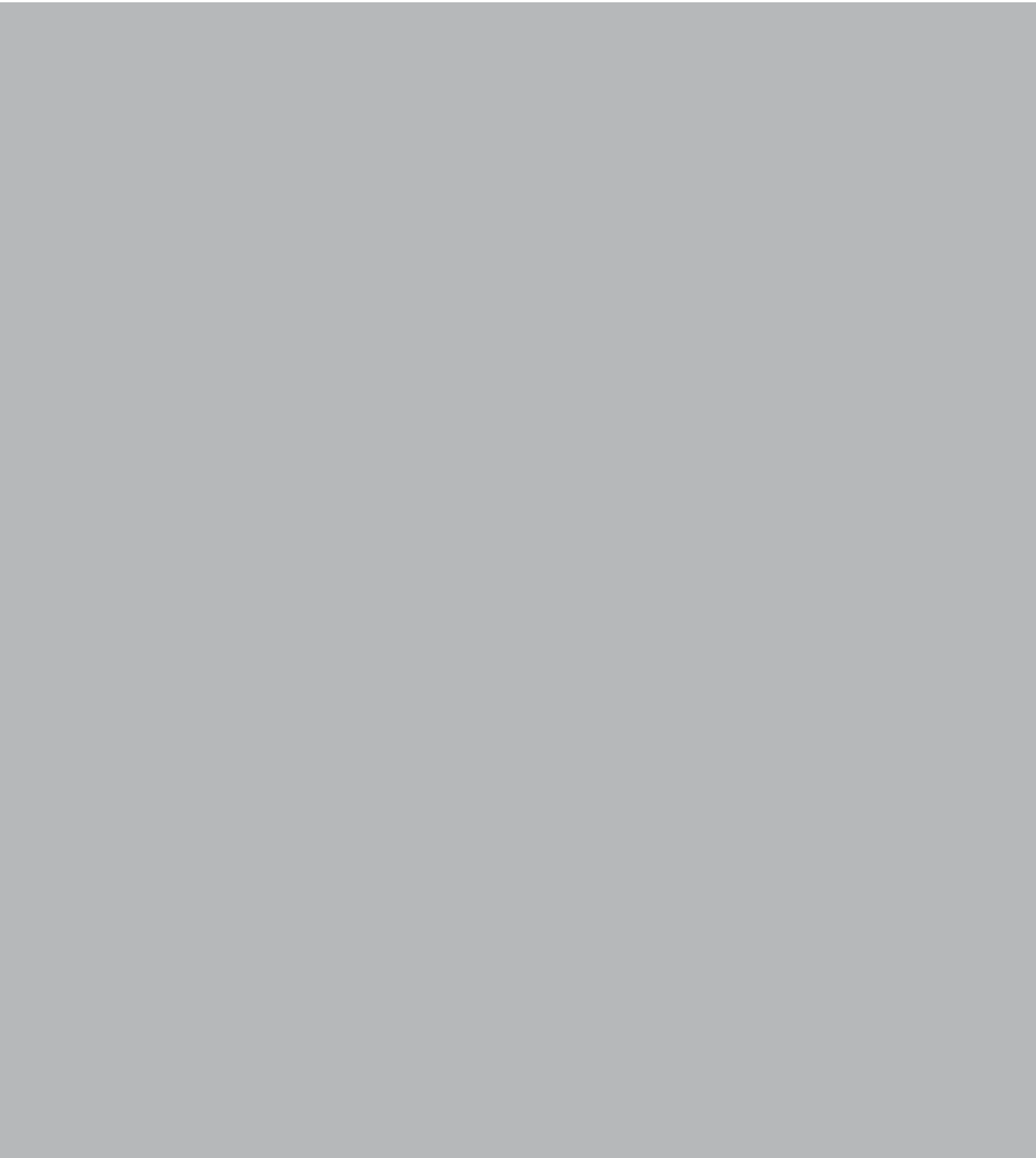
Leasehold  
125 years from March 1991 with 93 years remaining.

Service Charge £740 pa

Ground Rent £25 pa

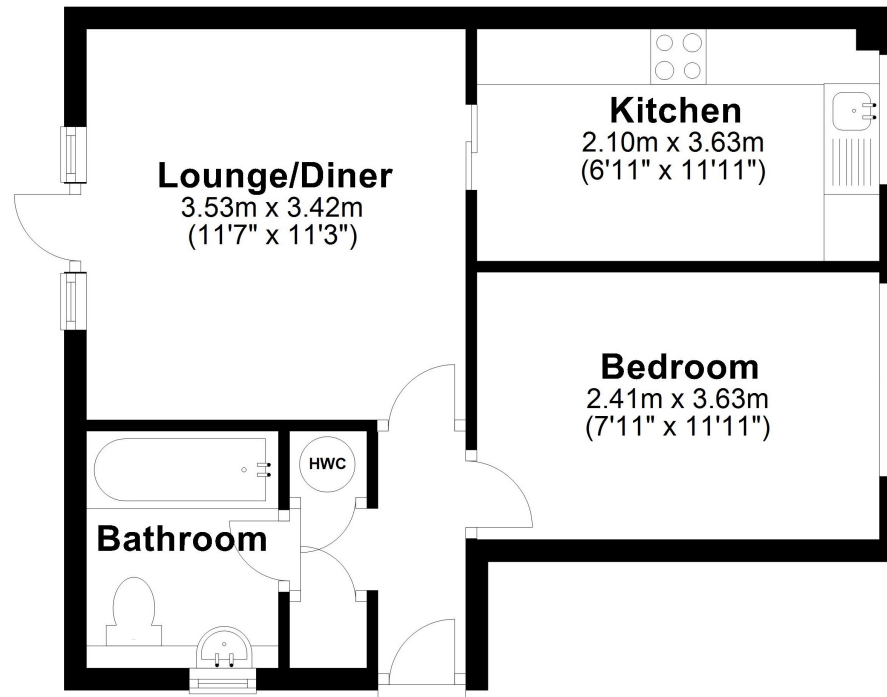
NHDC Tax Band B





## Ground Floor

Approx. 36.9 sq. metres (397.6 sq. feet)



Total area: approx. 36.9 sq. metres (397.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(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			
		70	76

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

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: [simon.ellmers@country-properties.co.uk](mailto:simon.ellmers@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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