32, Creamery Court

Letchworth Garden City,
Hertfordshire, SG6 2UA
£180,000

COUNTRY PROPERTIES
PART OF HUNTERS

An Impressive Spacious 1 Bedroom Second Floor Apartment With Parking Situated On The Edge Of Letchworth. This Is One Of The Biggest 1 Bedroom Apartments In Letchworth

- Recently redecorated throughout
- Spacious lounge/diner and modern fitted kitchen
- Large double bedroom
- White bathroom suite
- Huge loft space ideal for storage
- Double glazed windows & electric heating
- Allocated & visitor parking

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

Entrance Hall

Large entrance hall with built in cupboard housing hot water cylinder. Access to loft space with ladder (a large loft space ideal for storage).

Lounge/Diner

18' 2" x 10' 0" (5.54m x 3.05m)
Double glazed bay window to side. Electric storage heater.

Kitchen

9' 3" x 7' 4" (2.82m x 2.24m)
A 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. Plumbing for washing machine. Tiling to splash backs. Tiled floor. Space for fridge freezer. Double glazed window.

Bedroom

15' 0" x 8' 10" (4.57m x 2.69m)
Double glazed window to rear. Electric heater.

Bathroom

Three piece white suite with panel bath with shower over with screen. Low level wc. Pedestal wash hand basin. Double glazed window to rear. Heated towel rail.

Outside

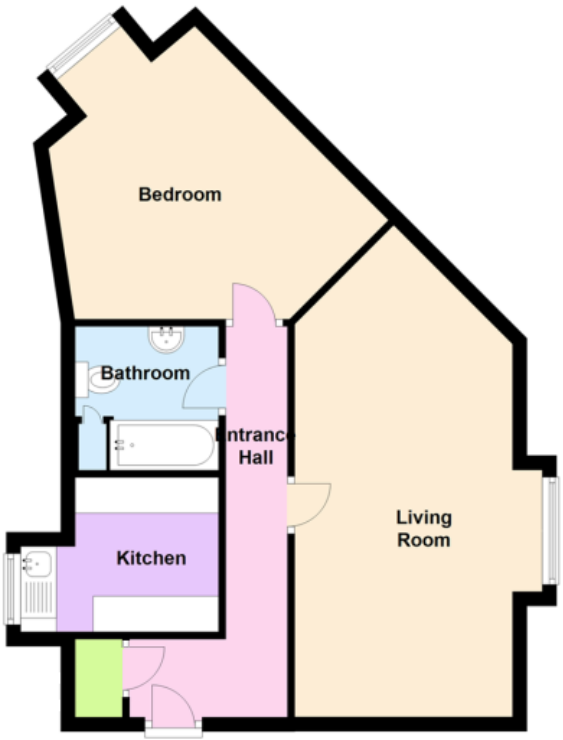
Allocated Parking

This flat has one allocated parking bay. There are additional visitor spaces.

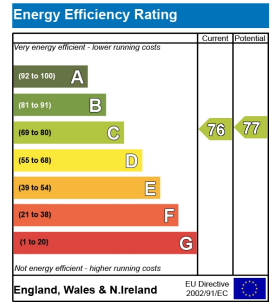
Agents Note

The owner has informed us of the following information

Lease: 125 years from 1994
Service charge: Approx £1,500 per year
Ground Rent: Peppercorn
NHDC tax band : B



Total area: approx. 50.8 sq. metres (547.2 sq. feet)



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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