



1, Park Court

Letchworth Garden City,
Hertfordshire, SG6 1NH

£260,000

COUNTRY PROPERTIES
PART OF HUNTERS

A spacious two bedroom ground floor apartment located centrally within easy walking distance of the train station and all the town centre amenities.

- Located centrally in a sought after location close to the train station and all the local shops.
- Fitted kitchen with integrated oven and hob.
- Gas central heating to radiators, there is a new boiler fitted in 2021.
- Spacious lounge/dining with French doors to the rear.
- Two double bedrooms with fitted wardrobes.
- Secure allocated parking space.
- Well maintained communal gardens.

Ground Floor

Communal Entrance

Communal entrance via video intercom system. The front door to this particular flat is accessed via the gardens at the rear.

Entrance Hall

Parquet wood floor. Video intercom system. Radiator. Cloaks cupboard. Airing cupboard.

Lounge/Dining Room

17' 0" x 11' 4" (5.18m x 3.45m)

Parquet wood floor. Glazed French doors with side windows leading to the communal lawned garden. Window to the side aspect. Radiator. TV point.

Kitchen

17' 0" x 11' 4" (5.18m x 3.45m)

Fitted in a range of matching base and eye level units providing ample storage space. Single drainer stainless steel sink unit. Plumbing for washing machine. Integrated oven and hob. Space for a fridge/freezer. Ceramic tiling. Tiled floor. Window to the rear aspect.

Bedroom One

15' 8" x 8' 5" (4.78m x 2.57m)

A large double bedroom with full length fitted wardrobes along one wall. Window to the front aspect. Radiator.

En-Suite

Comprising a low level wc and a wash hand basin. Radiator. Window to the front aspect.



Bedroom Two

13' 6" x 9' 3" (4.11m x 2.82m)

Window to the front aspect. Fitted wardrobes. Radiator.

Bathroom

7' 0" x 5' 0" (2.13m x 1.52m)

Three piece suite comprising a low level wc, wash hand basin and a panelled bath with a shower over. Ceramic tiling. Extractor fan. Radiator. Tiled floor.

Outside

Communal Garden and Parking

At the rear of the property is a secure parking area with an allocated parking space. Well maintained communal gardens laid to lawn with shrub borders.

Agents Note

The property is Leasehold
125 year lease from 1985
Service Charge £460 per quarter
Ground Rent £100 pa



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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