



• 2 Principal Court • Letchworth Garden City • Hertfordshire • SG6 1FL

Guide Price £260,000

Charter Whyman

TOWN & VILLAGE HOMES



## SPACIOUS GROUND FLOOR APARTMENT IN WELL MAINTAINED PURPOSE BUILT BLOCK ALLOCATED PARKING

### THE PROPERTY

This spacious purpose-built ground floor apartment was built in 2008 in the grounds of a former school, which was converted to residential use at the same time. The two-storey block has a communal entrance linked to each apartment by a secure entry-phone system. The master bedroom boasts an en suite shower room.

The apartment block is of insulated cavity brick construction, rendered externally with a pitched tiled roof. The apartment benefits from uPVC double-glazed windows and its own individual gas fired central heating system.

### THE OUTSIDE

The grounds in which Principal Court is set extend to over two and a half acres, with the block containing No 2 set in neatly manicured lawns of around a quarter of an acre and screened by a hedge.

The apartment has its own allocated parking space (No 7) in the adjoining parking area and there is additional parking for visitors.

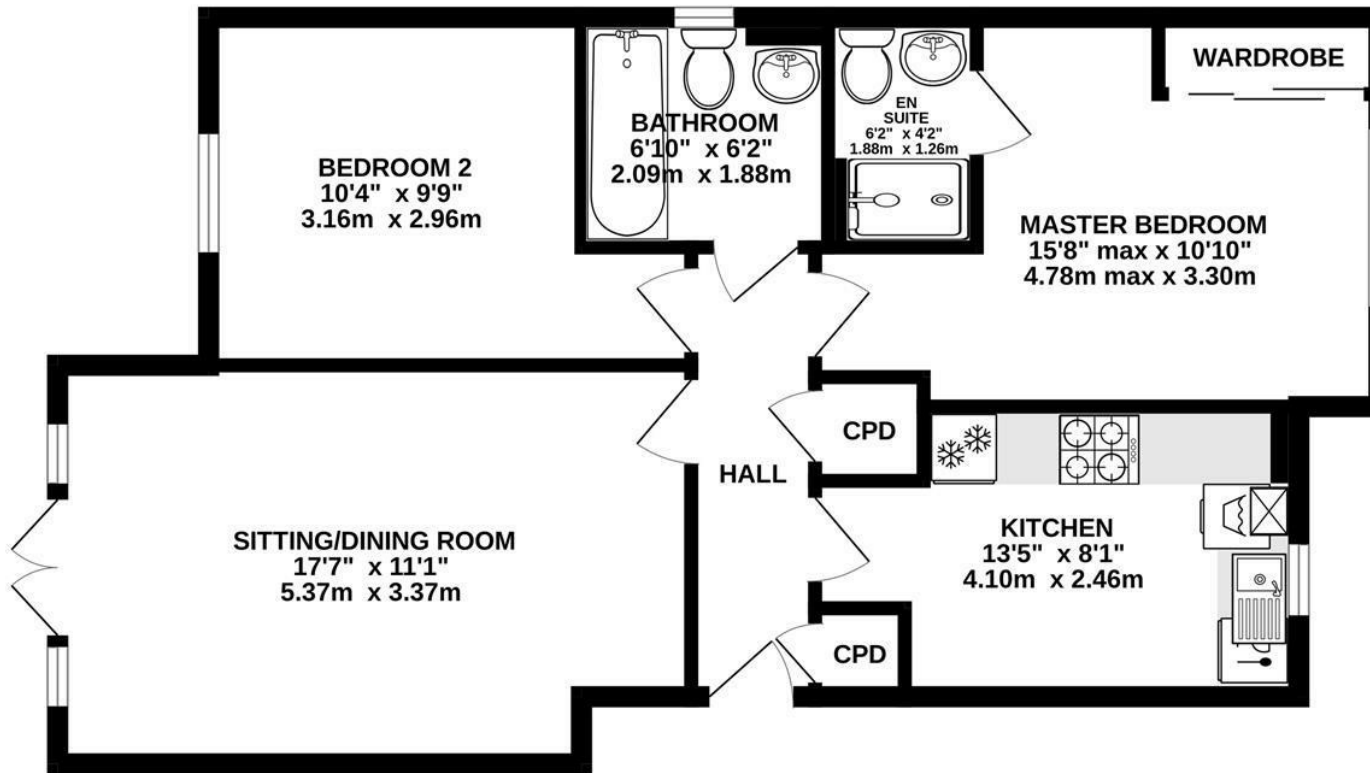
### THE LOCATION

Set off Norton Road, Principal Court lies less than a mile to the north-east of the town centre and only a mile from Letchworth Garden City mainline railway station. The fastest service to London Kings Cross takes just 29 minutes and Cambridge is 27 minutes away in the other direction. Junction 9 on the A1 (M) is only 2.4 miles away by car with Junction 10 being 2.9 miles distant.

Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim and the town provides excellent schools, shops and leisure facilities. The splendid 63 acre Norton Common is just a quarter of a mile away.



**GROUND FLOOR**  
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 sq.m.) approx.

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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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### EPC RATING

Band - C

### COUNCIL TAX

Band - C

### SERVICES

MAINS water, sewerage, gas and electricity are connected to the property.  
BROADBAND: A choice of providers with claimed download speeds of up to 47 Mbps.  
MOBILE SIGNAL: Most providers claim up to 4G coverage, some claim to provide 5G.

### TENURE

LEASEHOLD: 125 years from 2008, 109 years remaining. Ground Rent: £159.38 pa.  
Service Charge: £1,248 pa.

### LOCAL AUTHORITY

North Herts District Council  
Gernon Road  
Letchworth Garden City  
Hertfordshire SG6 3BQ

Tel: 01462 474000  
www.north-herts.gov.uk

### THE LETCHWORTH GARDEN CITY HERITAGE FOUNDATION

To maintain the integrity of the Garden City concept and design, properties are subject to the additional planning requirements of the Heritage Foundation.

Tel: 01462 530350  
www.letchworth.com

### VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



## Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ  
01462 685808

www.charterwhyman.co.uk