



• 47 Bennett Court Station Road • Letchworth Garden City • Hertfordshire • SG6 3WA
Guide Price £145,000

Charter Whyman

TOWN & VILLAGE HOMES



PURPOSE-BUILT GROUND FLOOR RETIREMENT APARTMENT WELL-MANAGED COMPLEX WITH GOOD FACILITIES CONVENIENT CENTRAL LOCATION

THE PROPERTY

Pleasantly located on the ground floor of the Annexe, this purpose-built retirement apartment forms part of Bennett Court which was constructed by McCarthy & Stone (Developments) Ltd. of modern insulated timber frame with brick external cladding. The complex comprises 57 flats in all, arranged over 3 floors, each served by a lift. The resident House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response system.

There is a secure entry-phone system linking the flat to the external entrance door. Other facilities include the laundry room, central waste/recycling collection point and residents' lounge in the main block. A manager lives permanently in the main block, a double guest room is available in the main block for friends and relatives, postmen deliver to each flat, front door key also opens small gate opposite The Arcade – a useful short-cut to town.

THE OUTSIDE

The apartments are set in pleasant communal gardens which are very well-maintained and attractively landscaped.

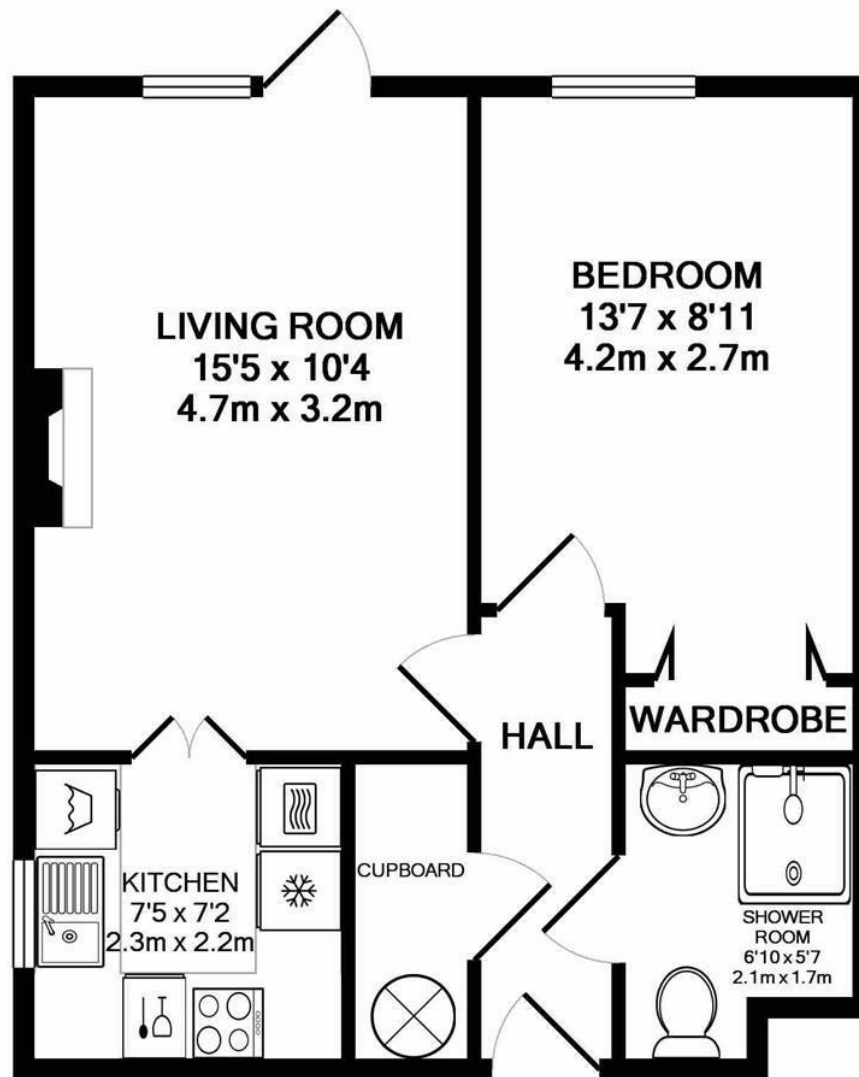
Residents' and visitors' parking area.

THE LOCATION

Bennett Court is set right in the heart of the town within the Letchworth Conservation Area, a level walk from shops, doctors' surgery and only a 2 minute walk from the mainline railway station, which provides direct links to London Kings Cross (29 mins) and Cambridge (27 mins).

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. It provides excellent shops, pubs, restaurants, green open spaces and leisure facilities, including a theatre/cinema.





TOTAL APPROX. FLOOR AREA 431 SQ.FT. (40.0 SQ.M.)
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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 - B

SERVICES

MAINS water, sewerage and electricity are connected to the property.

BROADBAND: A choice of providers with claimed download speeds of up to 80 Mbps.

MOBILE SIGNAL: Most providers claim up to 5G coverage.

TENURE

LEASEHOLD: 125 years from 2000 (100 years remaining). Ground Rent: £774 pa. Service Charge: £3,078 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

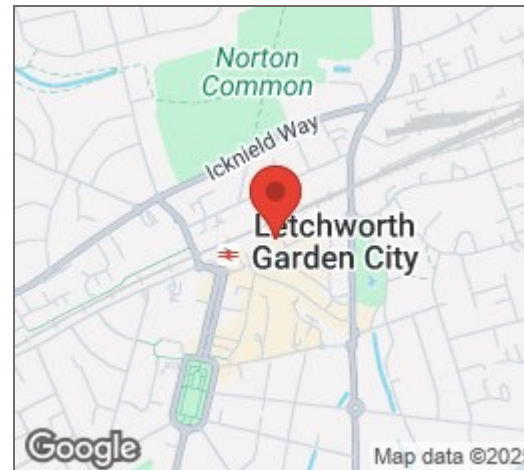
To maintain the integrity of the Garden City concept and design, properties are subject to the additional planning requirements of the Heritage Foundation.

Tel: 01462 530350

www.leitchworth.com

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

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www.charterwhyman.couk