



**Because property is personal with...**

**Horace Gay Gardens, Letchworth Garden City**

**BELVOIR!**



**Guide price** £180,000



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## Key Features

- Chain free
- Top (second) floor
- uPVC double glazing
- Electric heating
- Secure video phone entry system
- Allocated parking space
- EPC rating C
- Leasehold





Summers Lodge is tucked away in a cul-de-sac location in Horace Gay Gardens, a charming development bordering the town. This delightful cosy top floor 1-bedroom flat offers a fantastic opportunity for a first-time buyer or investor, and perfect for those seeking a peaceful retreat in a leafy green setting.

One of the standout features of this property is the allocated parking space, ensuring convenience and ease for residents. Additionally, its prime location allows for easy access to the town and station, making commuting a breeze.

Don't miss out on the chance to own this lovely property in a sought-after area. Whether you're looking to take your first step onto the property ladder or seeking a smart investment opportunity, this flat at Summers Lodge, is sure to impress.

## GROUND FLOOR

### Communal Entrance

Entry via video entry phone security system. Resident post boxes. Stairs rising to all floors.

## SECOND FLOOR

### Entrance

Via solid front door into:

### Hallway

Doors to all rooms.

### Living Room 3.5m x 3.75m (11'6" x 12'4")

uPVC double glazed window to rear aspect. Part-pitched ceiling. Wall mounted electric radiator. Doorway leading to:

### Kitchen 1.95m x 4.25m (6'5" x 13'11")

(Maximum measurements) uPVC double glazed window to side aspect. Fitted with a range of base and wall mounted cabinets providing ample storage. Stainless steel single bowl sink and drainer with chrome mixer tap. Stainless steel built in electric oven and inset four ring hob with extractor over. Space and plumbing for washing machine. Space for fridge freezer.

### Bedroom 2.7m x 4.1m (8'11" x 13'6")

uPVC double glazed window to rear aspect. Part-pitched ceiling. Wall mounted electric radiator.

### Bathroom 1.95m x 2.25m (6'5" x 7'5")

White suite comprising panel enclosed bath with chrome mixer tap and shower attachment, glass shower screen, pedestal mounted hand wash basin and low level flush WC. Tiling to wet areas. Extractor. Airing cupboard housing water cylinder.

## EXTERIOR

### Communal Grounds

Well maintained leafy setting. Bin and bicycle stores.

### Parking

Allocated parking space.

## PROPERTY INFORMATION

Belvoir are informed of the following:

Lease term: 4 January 2002 to 25 February 2116 (approx 93 remaining)

Ground Rent: £100 per annum

Service Charge: approx £1,370 per annum

Council tax band: B

EPC Rating: C





## DISCLAIMER

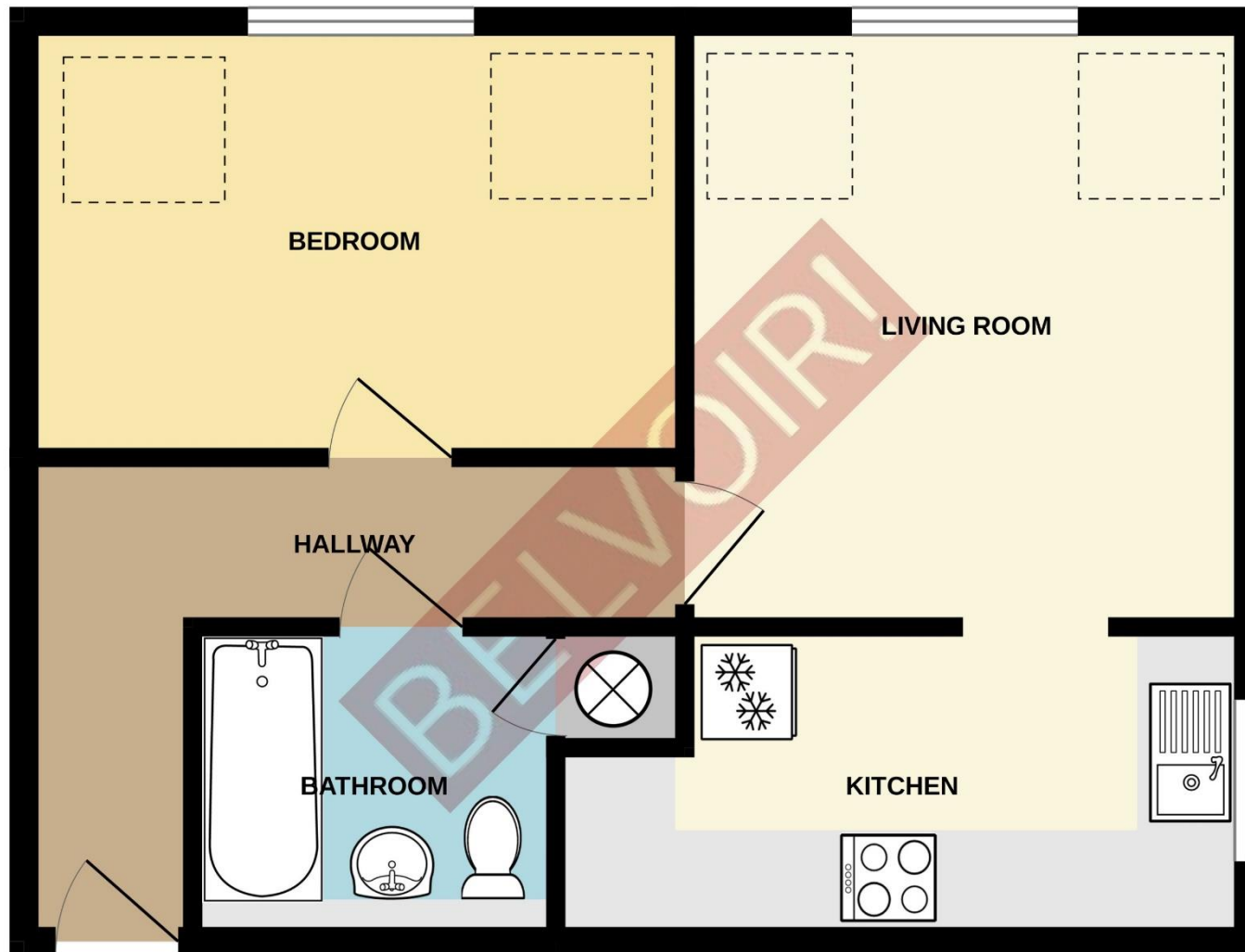
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466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 466 sq.ft. (43.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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