


**Pond Court
The Ridgeway,
Codicote, SG4 8YY**

 1 Bedroom

 1 Shower Room

 1 Reception Room

 Private Residents'
Parking

 Lovely Communal
Gardens

 EPC Band C

Council Tax
Band: C – £2,010.90 (2025-2026)

Leasehold: From 1/7/1987
87 years remaining
Service Charge: £3,084.54 pa
Ground Rent: £600 pa approx

Guide Price
£135,000 Leasehold

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A delightful, first floor retirement flat situated in a peaceful location, benefitting from private parking and countryside views.

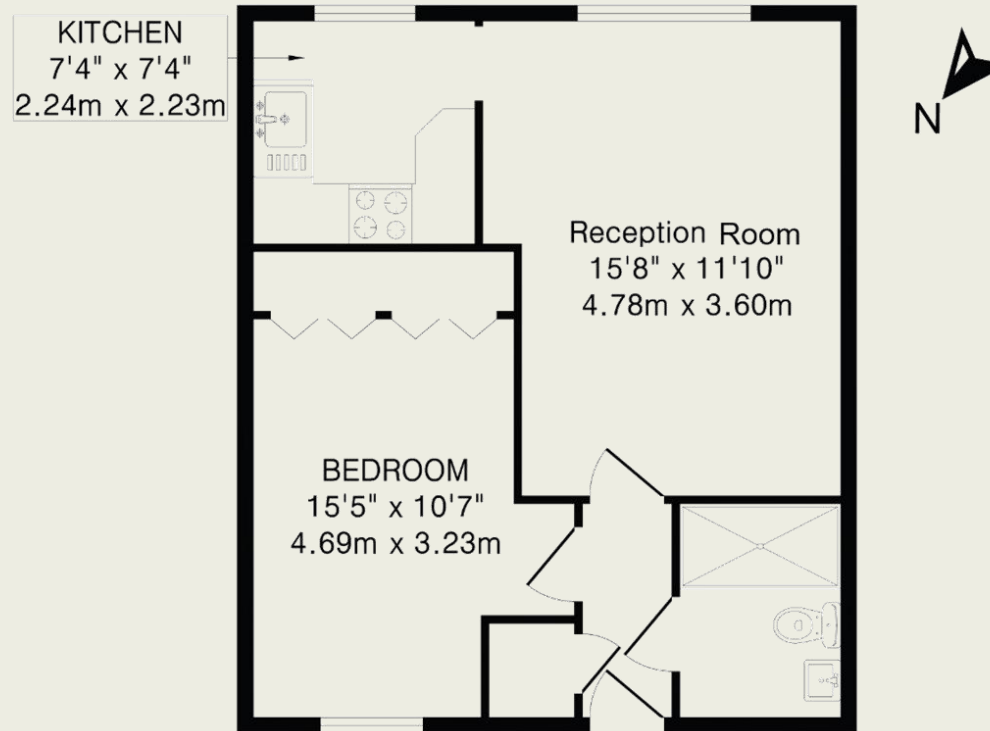
Description

This bright, welcoming apartment has many appealing features. The large bedroom benefits from fitted wardrobes along the entire length of one wall and enjoys a view of some lovely communal gardens. The shower room is fully tiled and has a heated towel rail. Large windows flood the spacious living room and kitchen with natural light and the countryside view from the kitchen window is particularly pleasant.

In addition and for peace of mind, the flat benefits from a Careline alarm service and part time non-resident management staff. Pond Court has a lift, a communal lounge, laundry room and guest facilities.

Location

Pond Court is a desirable retirement development just off The Ridgeway in Codicote, close to the vibrant village centre with its range of shops, amenities and prominent pub/restaurants. The property is also within walking distance of the Sports & Social Centre which offers a wide range of sports and activities. The towns of Welwyn Garden City and Hitchin are a short drive away, both providing a more comprehensive range of facilities, including fast and frequent rail services to London.



TOTAL FLOOR AREA: 446 sq.ft.(41.4 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information

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