



Connells

Birchwood Court, Norton Way North
Letchworth Garden City



Property Description

*** LESS THAN ONE MILE FROM THE TRAIN STATION *** Attention commuters and investment buyers, offered to the market is this beautifully presented apartment offering spacious accommodation including an entrance hall, lounge, kitchen, spacious bedroom and allocated parking to the rear.

Key Features

- Secure intercom system.
- Lift access to all floors.
- Communal gardens to the rear.
- Allocated parking and extra visitor bays.
- Less than one mile from the train station.
- Spacious bedroom.
- Separate kitchen.
- Perfect for a first time buyer and investors.

Letchworth Garden City:...

Letchworth is the world's first Garden City that was founded by Breezier Howard in 1903, with a vision that would relieve the poverty and slum conditions suffered by so many within the late Victorian era. With a dream of Garden Cities where the best elements of town and country would be combined from the town in order to be used to benefit the ordinary townspeople. Now more than 100 years on, the Estate is now managed by the Heritage Foundation.

Location:

- 35 minutes to London King's Cross by train.
- A 1(AM), junctions 9 & 10. Stevenage (9 miles). Welwyn Garden City (14 miles). M25 (20 miles). Luton (14 miles). Cambridge (25 miles).
- Local Airports - Luton (13 miles) and Stansted (29 miles).

Education:

- Eleven schools provide a mix of infant, junior and primary level education.
- A specialist primary school for children with moderate learning difficulties.
- Two secondary schools, The Highfield School (Science Specialist) and Fearnhill School (Maths and Computing College).
- Two independent schools, St Christopher School and St Francis' College.

Leisure Facilities:

- 13.6 mile Garden City Greenway - Letchworth's circular walk and cycle path.
- Standalone Farm.
- First Garden City Heritage Museum.
- Health & Fitness - Outdoor and indoor swimming pools, North Herts Leisure Centre, Nuffield Health Club, Spirella Fitness and more...
- Sport - Over 20 Garden City clubs, football, rugby, badminton, running club and more...

Internal

Entrance Hall

Tiled flooring, two storage cupboards, intercom system, access to boarded loft via ladder.

Lounge

12' 8" x 12' 11" (3.86m x 3.94m)

Double glazed window, fitted carpet, TV point, wall mounted lamps and radiator.

Kitchen

9' x 6' 2" (2.74m x 1.88m)

Fitted kitchen with range of wall and base units, sink/drain and worktops, integrated oven and induction hob, tiled splashback to wall, space for fridge/freezer, washing machine (to stay), tiled flooring, extractor fan, fuse box.

Bedroom

13' 3" x 10' (4.04m x 3.05m)

Double glazed window, fitted carpet, wardrobe and radiator.

Bathroom

Fully tiled bathroom comprising wash hand basin, WC and bath tub, wall mounted mirror cabinet, extractor fan, shaving point and heated towel rail.

External

Communal Garden

Bike Store

Parking

Allocating parking for one car plus five visitor bays.

Agents Note

Length of lease: 125 years (less 21 days) from 25.12.1986

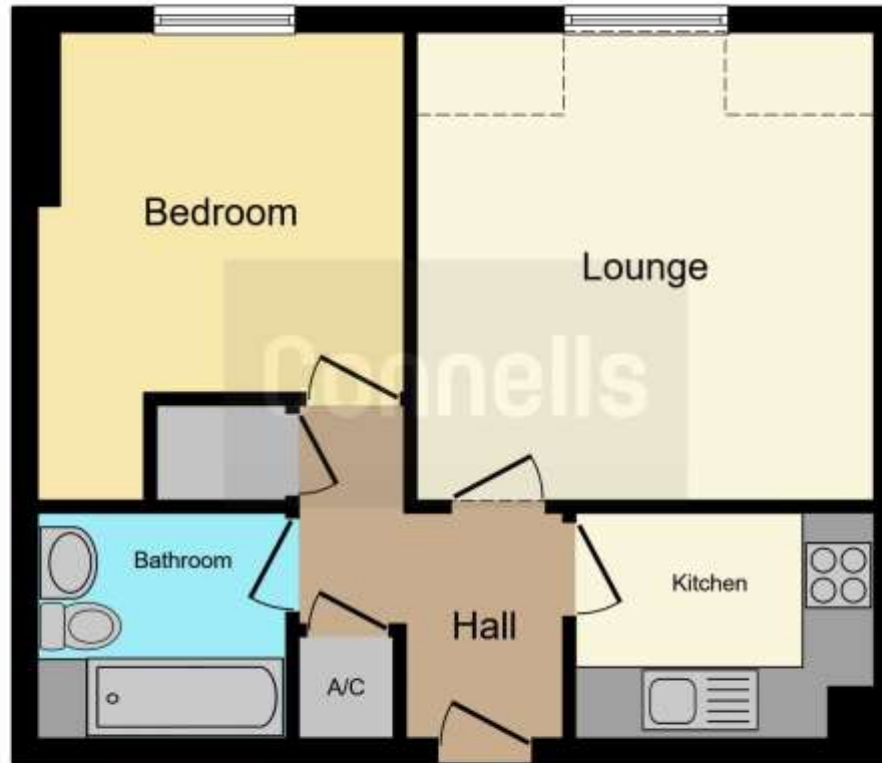
Current annual ground rent: £150

Current annual service charges: £1985 - water bill included in service charges (vendor advises)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01462 685 271

E letchworth@connells.co.uk

6 Station Parade
LETCWORTH SG6 3AR

EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/LCH308365

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LCH308365 - 0003

