



Connells

Hartington Place,
Letchworth Garden City.

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Letchworth Garden City, SG6 1FA.

For sale guide price
£275,000



Property Description

Letchworth is the world's first Garden City that was founded by Ebenezer 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....
- A1(M), 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...

Key Features:

- Full ownership.
- Eco-friendly apartment.
- Balcony plus Juliet balcony.
- Underfloor heating throughout.
- Allocated parking plus visitor bays.
- High vaulted ceilings.
- Open plan living.
- Popular and quiet location.



Internal

Entrance Hall

Intercom entry system, underfloor heating, and carpet laid throughout.

Lounge

Double glazed window and doors to the balcony plus additional Juliet balcony, carpet laid through, underfloor heating, and high ceilings.

Kitchen

Fully fitted open plan kitchen comprising of a selection of brown wall and base units with white marble effect worktop surround, integrated oven with electric hob, space for a fridge freezer and washing machine, sink-drainer, laminate flooring with underfloor heating and part-tiled walls laid throughout.

Master Bedroom

Double glazed window, TV-point, and carpet laid throughout with underflooring heating.

Bedroom Two

Double glazed window, TV-point, and carpet laid throughout with underflooring heating.

Bathroom

Fitted suite comprising of a double shower cubicle, WC, sink, extractor fan, heated towel rail, laminate flooring with underfloor heating and part-tiled walls, and double glazed window.

External

Gardens

Communal gardens surround the property with a children's play park within a short walk.

Parking

Allocated parking for one car plus visitor bays.

Agent Notes:

Tenure: Leasehold

Length of Lease: 99 years from and including 23rd October 2012

Annual Service Charge: £1416.48

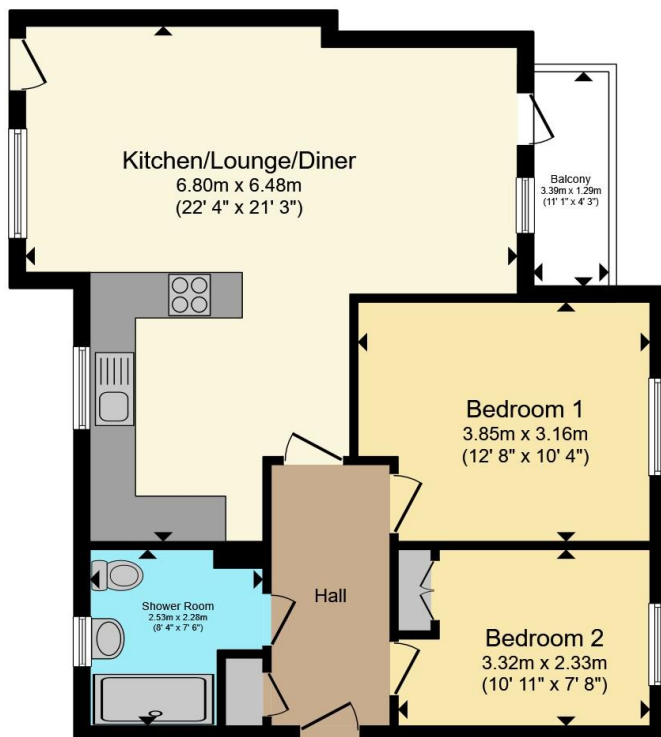
Annual Ground Rent: £1734.72

(Vendor advises).

The property is also within a short walk away for a local leisure park offering a range of different shops.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go





Total floor area 63.8 m² (686 sq.ft.) approx

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.propertybox.io

Connells



To view this property please contact Connells on

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6 Station Parade
 LETCHWORTH SG6 3AR

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1416.48

Ground Rent:
 1734.72

Tenure: Leasehold

view this property online connells.co.uk/Property/LCH309460

This is a Leasehold property with details as follows; Term of Lease 99 years from 23 Oct 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

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Property Ref: LCH309460 - 0004