



Connells

Cromwell Road,
Letchworth Garden City.



Property Description:

Letchworth Garden City:...

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:

- ***CHAIN FREE***
- Top floor apartment,
- Spacious throughout.
- Good size lounge/diner.
- Family bathroom.
- Allocated parking.
- Communal gardens.
- Quiet location.

Internal:

Entrance Hall

Entrance door, wooden effect laminate flooring laid throughout, and radiator fitted.

Lounge/Diner

Two double glazed windows, wooden effect laminate flooring laid throughout, and two radiators fitted.

Kitchen

Fitted suite comprising of a selection of cream wall and base units with brown worktop surround, integrated oven with gas hob and extractor fan, space for a washing machine, dishwasher and fridge freezer, sink-drainer, combi-boiler, grey tiled flooring and part-tiled white walls laid throughout, double glazed window, and radiator fitted.

Bedroom One

Double glazed window, wooden effect laminate flooring laid throughout, spot lights, radiator fitted, benefiting from built-in wardrobe.

Bathroom

Fitted suite comprising of bath-tub with shower over, WC, wash-hand-basin, extractor fan, black tiled flooring and white tiled walls laid throughout, and radiator fitted.

External:

Communal Gardens

Communal gardens with communal bike store to the rear of the property.

Parking

One allocated space to the rear of the property.

Agent Notes:

Tenure: Leasehold

Length of lease: 150 years (less 10 days) from 29th September 1986, 110 years remaining

Annual service charge: £1103

(Vendor advises).





Second Floor

Total floor area 48.2 m² (519 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
LETCWORTH SG6 3AR

EPC Rating: C

Council Tax
Band: B

Service Charge:
1103.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LCH309669

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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