



Connells

Upper Maylins,
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 ****
- Secure intercom entry phone.
- Quiet location.
- Spacious accommodation.
- Communal gardens and parking.
- Great for a first-time buyer/investor.
- Walking distance to local shops.
- Great access to the A1(M).

Property Particulars

Entrance Hall

Entry phone system, entrance door, wooden effect laminate flooring laid throughout, benefiting from two cupboards for additional storage, radiator fitted.

Lounge/Diner

Two double glazed windows, wooden effect laminate flooring, radiator fitted.

Kitchen

Fitted suite comprising of a selection of white gloss wall and base units with worktop surround, integrated oven with gas hob and extractor fan, space for a fridge freezer and washing machine, sink-drainer, blue laminate flooring and white part-tiled walls laid throughout, double glazed window overlooking the communal gardens, and boiler.

Bedroom One

Two double glazed duel aspect windows, carpet laid throughout, and radiator fitted.

Bedroom Two

Double glazed window, carpet laid throughout, and radiator fitted.

Bathroom

Fitted suite comprising of bath-tub, WC, wash-hand-basin, extractor fan, wooden effect laminate flooring and white part-tiled walls laid throughout, cupboard, and radiator fitted.

Communal Gardens

Communal gardens to the rear of the property.

Parking

On street parking to the front of the property.

Agent Notes:

Tenure: Leasehold

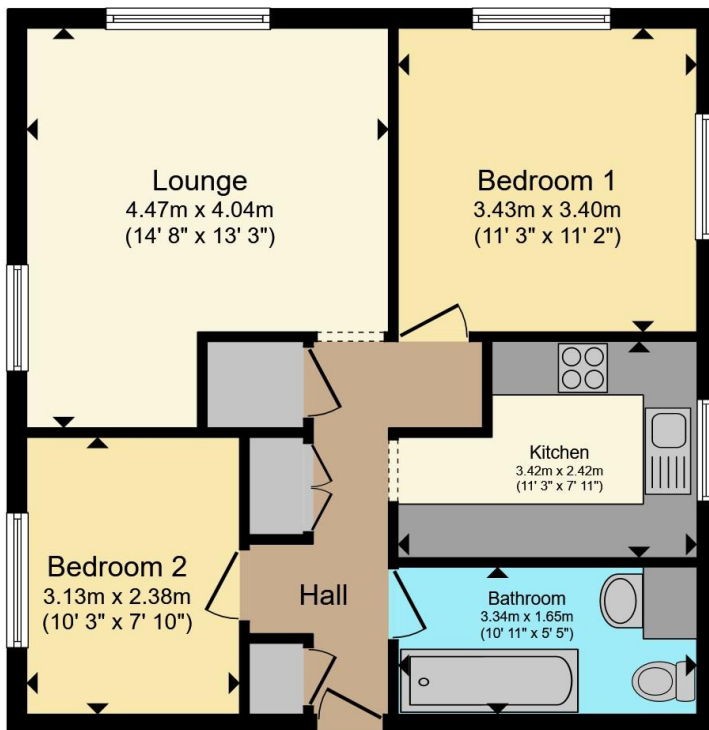
Length of lease: 125 years from 6th June 1988, 87 years remaining

Annual ground rent: £10

Annual service charge: £700

(Vendor advises).





Total floor area 57.3 m² (617 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: 700.00 Ground Rent:
10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LCH309682

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Jun 1988. 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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