



33 Bennett Court • Station Road • Letchworth Garden City • Hertfordshire • SG6 3WA

Guide Price £125,000

Charter Whyman

TOWN & VILLAGE HOMES



## TOP FLOOR RETIREMENT APARTMENT WELL MANAGED COMPLEX LIFT TO ALL FLOORS

### THE PROPERTY

Bennett Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 55 properties overall, 43 apartments in the main building arranged over 3 floors, each served by lift. The resident House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response system. This attractive, well appointed and well managed complex also provides a residents' lounge, communal laundry and guest suite for visitors.

33 Bennett Court is a purpose-built retirement apartment on the top floor of the main building and provides a spacious living room, well equipped fitted kitchen, double bedroom with built-in wardrobe and re-fitted shower room. The flat benefits from uPVC double-glazed windows, electric heating and an entry-phone linked to the external entrance door.

It is a condition of purchase that residents be over the age of 60 years.

### THE OUTSIDE

The apartments are set in pleasant communal gardens which are very well-maintained and attractively landscaped. The front door key also opens small gate opposite The Arcade – a useful short-cut to town.

Residents' and visitors' parking area.

### THE LOCATION

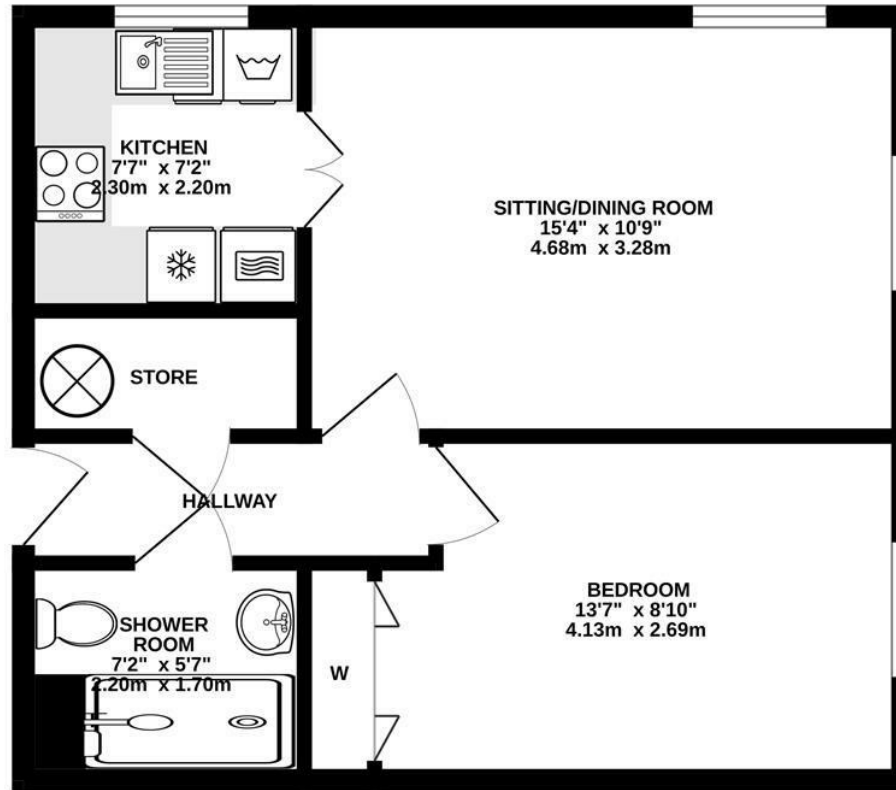
Bennett Court is set right in the heart of the town within the Letchworth Conservation Area, a level walk from shops, doctors' surgery and only a 2 minute walk from the mainline railway station, which provides direct links to London Kings Cross (29 mins) and Cambridge (27 mins).

Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. It provides excellent schools, shops, green open spaces and leisure facilities.





SECOND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.

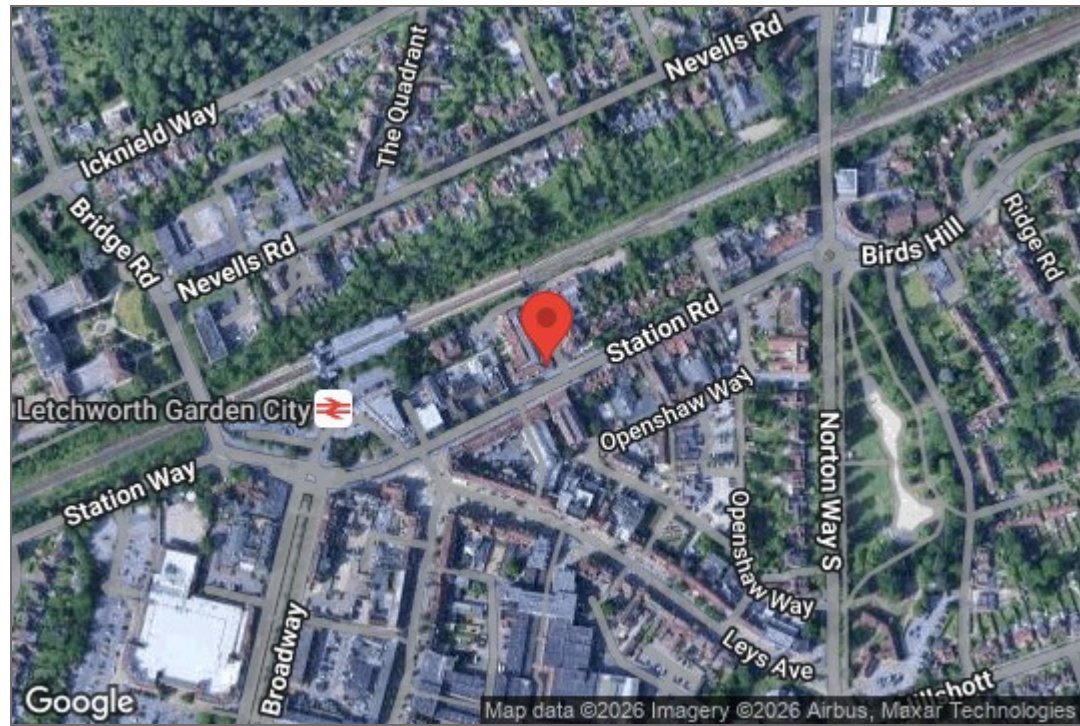
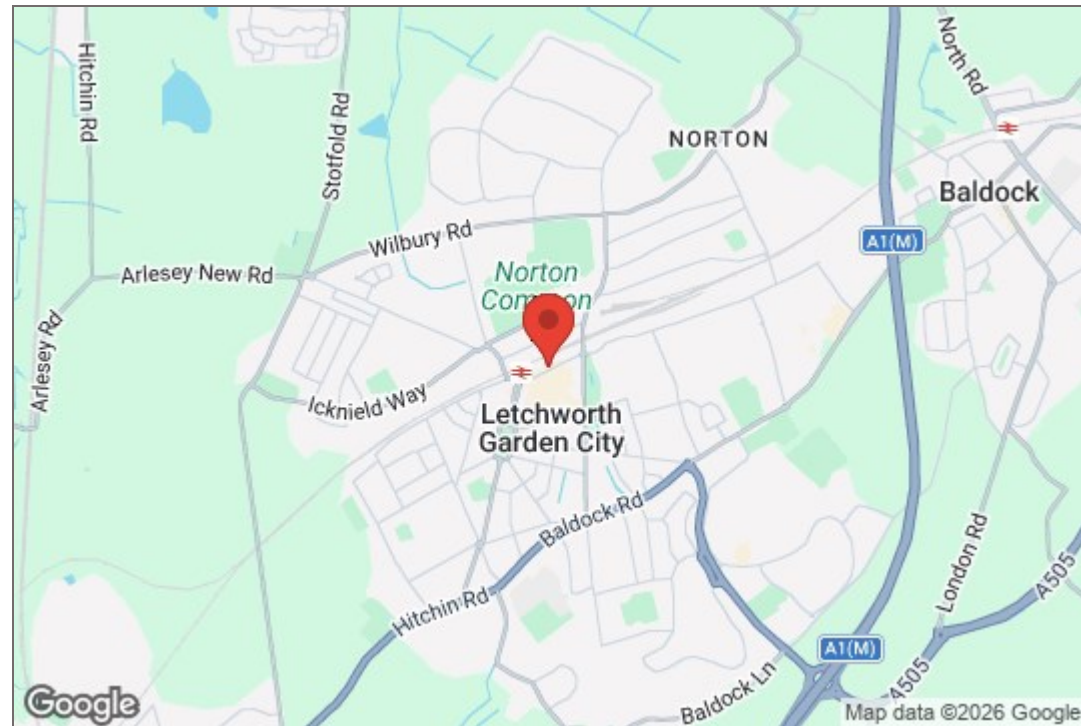


TOTAL FLOOR AREA: 438 sq.ft. (40.7 sq.m.) approx.  
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area *may* include the garage and other areas outside the living space. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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## TENURE

LEASEHOLD: 125 year term from 2001 with 100 years unexpired. Ground Rent: £774.39 pa. Service Charge: £3,408.06 pa.

## RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

## EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

## FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

## CONSTRUCTION

Modern insulated timber frame with brick and render external cladding under a tiled pitched roof.

## SERVICES

Mains water, sewerage and electricity are connected to the property.

## EPC RATING

Band - C

## BROADBAND SPEED

A choice of provider claiming up to 80 Mbps.

## MOBILE SIGNAL

Most providers claim up to 5G coverage.

## LOCAL AUTHORITY

North Herts District Council  
Gernon Road  
Letchworth Garden City  
Hertfordshire SG6 3BQ

Tel: 01462 474000  
[www.north-herts.gov.uk](http://www.north-herts.gov.uk)

## COUNCIL TAX

Band - B

## CONSERVATION AREA

The property is located within the Letchworth Conservation Area.

## THE LETCHWORTH GARDEN CITY HERITAGE FOUNDATION

To maintain the integrity of the Garden City concept and design, properties are subject to the additional planning requirements of the Heritage Foundation.

Tel: 01462 530350  
[www.letchworth.com](http://www.letchworth.com)

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

## Charter Whyman

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01462 685808

[www.charterwhyman.co.uk](http://www.charterwhyman.co.uk)