



Connells

Hartington Place,
Letchworth Garden City.



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...

Internal

Entrance Hall

Inter-com entry system, fitted carpet laid and underfloor heating throughout, airing cupboard, benefiting from built-in storage shelves.

Kitchen/Lounge/Diner

Fully open plan living area comprising of a fitted suite of wooden wall and base units with worktop surround, integrated cooker and hob with cooker hood/fan, space for a washing machine and fridge freezer, 1.5 sink drainer, lino flooring, underfloor heating and part-tiled walls in kitchen area. High ceiling with additional feature windows, fitted carpet laid with underfloor heating in lounge and diner area, two double glazed windows, and two double glazed doors fitted, leading to Juliet balcony at the front and decked balcony to the rear of the property.

Bedroom

Double glazed window, fitted carpet laid throughout, underfloor heating, TV and telephone points.

Bathroom

Fitted suite comprising of bath-tub with shower over, WC, wash-hand-basin, lino flooring, underfloor heating, part-tiled walls laid, heated towel rail and double glazed windows.

External

Balcony

Juliet balcony to front of property, large decked balcony to rear of property overlooking communal garden, allowing for a through breeze in the warmer months.

Parking

One allocated parking space directly outside front entrance, and additional communal visitors bays.

Agent Notes:

Tenure: Leasehold

Length of Lease: 99 years from and including 10th August 2012

Monthly Service Charge: £62.31

(Vendor Advises).





Floor Plan

Total floor area 48.4 m² (521 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: B

Service Charge: 747.72 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LCH309697

This is a Leasehold property with details as follows; Term of Lease 99 years from 10 Aug 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.

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Property Ref: LCH309697 - 0007