

Connells

Waterhouse Court, Norton Way South,
Letchworth Garden City.

Waterhouse Court, Norton Way South, Letchworth Garden City, SG6 1FU.

For Sale guide price **£350,000**







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 Ground floor apartment.
Immaculate condition throughout.
Modern development built in 2021.
Communal gardens and bike store.
Private allocated parking plus visitor bays and electric charger bays.
Long lease - 120 years remaining.
Headlease - co-owning the headlease giving you the option to choose the service provider and thereby control the service & maintenance fees.
Town centre location with a short walk to the train station, town centre, and Howard Park.

Internal

Entrance Hall
Laminate floor, radiator, large walk in cupboard housing the boiler and fuse box.

Kitchen/Lounge
Large dual aspect double glazed windows, radiators, TV point, matching grey wall and base units with stone work top surfaces over, 1 1/2 sink drainer, Integrated washing machine, dish washer, fridge freezer, cooker with electric hob and laminate flooring.

Master Bedroom
Double glazed windows, radiator, huge family wardrobe, and fitted carpet.

En Suite
Double shower cubicle, wash-hand-basin, low-level WC, heated-towel-rail, laminate floor, tiled walls, mirrored wall cabinet and extractor fan.

Bedroom Two
Double glazed window, fitted carpet, radiator, fitted draws, desk and wardrobe.

Bathroom
Bath-tub with shower over, heated towel rail, mirrored wall cabinet, laminate floor, part-tiled walls, wash-hand-basin, low level WC and extractor fan.

External

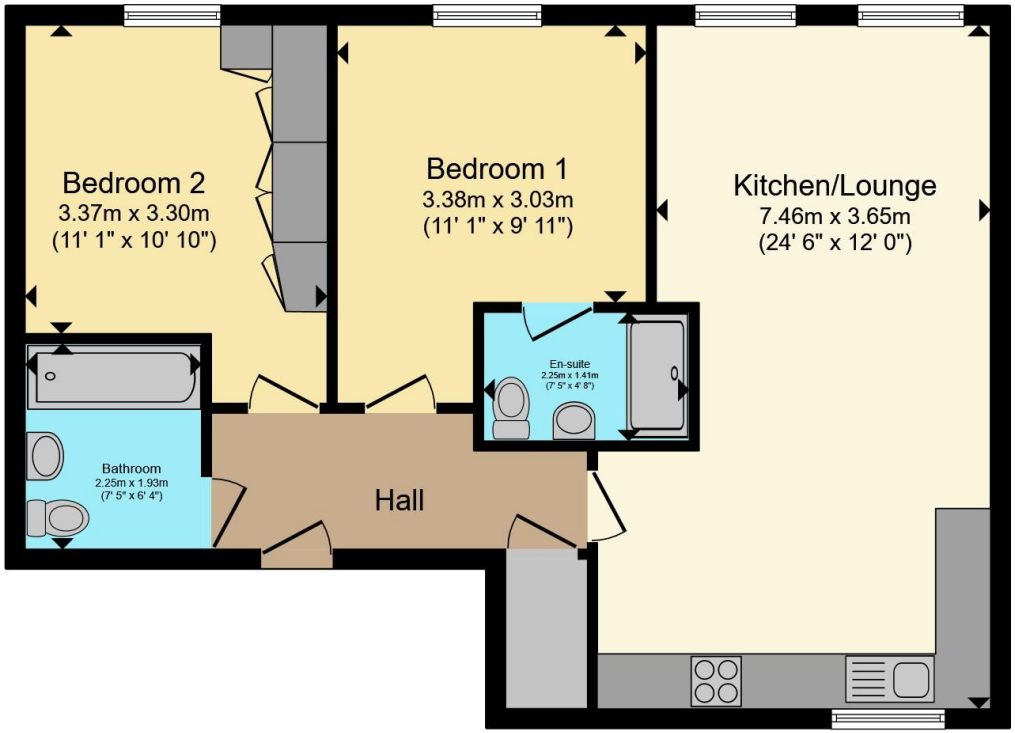
Communal Facilities & Parking
The property comes complete with communal facilities including well maintained gardens, a cycle/storage unit, allocated parking plus visitor bays and electric charging bays.

Agent Notes:
Tenure: Leasehold.
Length of lease: 125 years from 17 December 2021, 120 years remaining.
Annual ground rent: £250.
Annual service charge: £883.
(Vendor advises).

"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 ahead."











Total floor area 69.5 m² (748 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

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To view this property please contact Connells on

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6 Station Parade
LETCHWORTH SG6 3AR

EPC Rating: B

Council Tax Band: C

Service Charge: 883.00

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LCH309859

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Oct 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.