



51 Bennett Court • Station Road • Letchworth Garden City • Hertfordshire • SG6 3WA
Guide Price £95,000

Charter Whyman

TOWN & VILLAGE HOMES



PURPOSE-BUILT FIRST FLOOR RETIREMENT APARTMENT

ATTRACTIVE OUTLOOK OVER LANDSCAPED GARDENS

CONVENIENT CENTRAL LOCATION

THE PROPERTY

One of the most attractive features of this modern purpose-built first floor apartment is that it overlooks the largest and most attractive part of the communal gardens within which it is set. Forming part of a well managed retirement complex, specifically for the over 55's. The apartment has the security of an entry-phone system, a lift to all floors and use of the communal sitting room and laundry located in the adjoining main block. A guest suite is available for visitors.

The apartment benefits from uPVC double-glazed windows and electric heating.

The apartments are set in well-maintained communal grounds extending to an acre and the largest and most attractive west facing area of the landscaped gardens is overlooked by No 51. This area is laid to lawn with paved seating areas and numerous ornamental shrubs and trees, including mature silver birch.

As with most retirement complexes, there is limited provision for residents' and visitors' parking and enquiries as to the availability of a parking space, if required, should be addressed to the manager of Bennett Court.

THE LOCATION

Bennett Court is set right in the heart of the town, 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 (28 mins) and Cambridge (26 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.

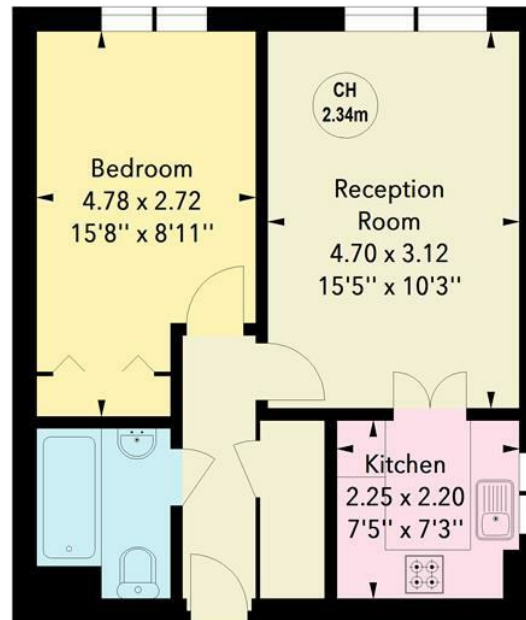




Bennett Court, SG6

Approximate Area = 41.80 sq m / 450 sq ft

Key :
CH - Ceiling Height



Ground Floor

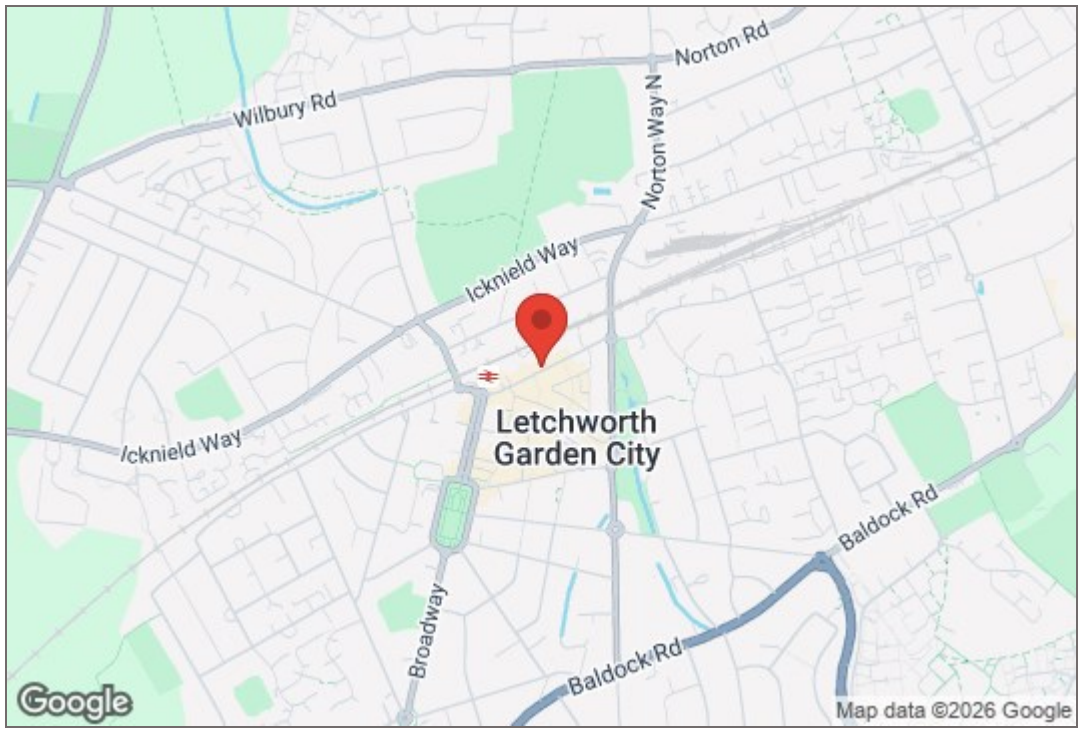


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative 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
APPROXIMATELY 100 YEARS REMAINING
ANNUAL SERVICE CHARGE OF £3,074
ANNUAL GROUND RENT £774.38

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

Brick under a tiled roof

SERVICES

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

EPC RATING

Band - B

BROADBAND SPEED

A choice of provider claiming up to 1,000 Mbps.

MOBILE SIGNAL

Most providers claim 4G, O2 claims 5G.