



Connells

12 Waterhouse Court, Norton Way South,
LETCHWORTH GARDEN CITY.

12 Waterhouse Court, Norton Way South,
LETCHWORTH GARDEN CITY, SG6 1FU.

or sale
£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

Modern development.
Allocated parking.
Bathroom and en-suite.
Modern kitchen.
120 years remaining on the lease.
Communal gardens.
Perfect for a first time buyer.
Town centre location.

Internal

Entrance Hall

Spacious entrance hall including spotlights, radiator, laminate flooring and entry phone.

Lounge

Well presented lounge with two double glazed windows, spot lights, radiator and laminate flooring.

Kitchen

Fully fitted kitchen with matching grey wall/base units with contrasting grey worktop surround and sink/drain. Further benefits include all integrated NEFF appliances; electric hob/oven, extractor fan, dishwasher, combined washer/dryer unit, and fridge freezer, a double glazed window, spotlights, laminate flooring, and radiator.

Bedroom One

Double glazed window, fitted carpet, radiator, built-in wardrobe.

En-Suite

Well presented en-suite with shower cubicle, partly tiled walls, heated towel rail, low level WC, wash hand basin, shavers point, laminate flooring, spotlighting and extractor fan.

Bedroom Two

Double glazed window, fitted carpet and radiator.

Bathroom

Fitted bathroom suite with bathtub with shower-over, wash hand basin, low level WC, heated towel rail, extractor fan, shavers point, grey partly tiled walls, and laminate flooring.

External

Communal Gardens

Well maintained communal gardens with a lawn area and seating, a shared cycle store, and bin store.

Parking

One allocated parking space in a private car park, access to two shared electrical charging parking bays, and two visitor parking bays.

Additional Notes

Tenure: Leasehold.

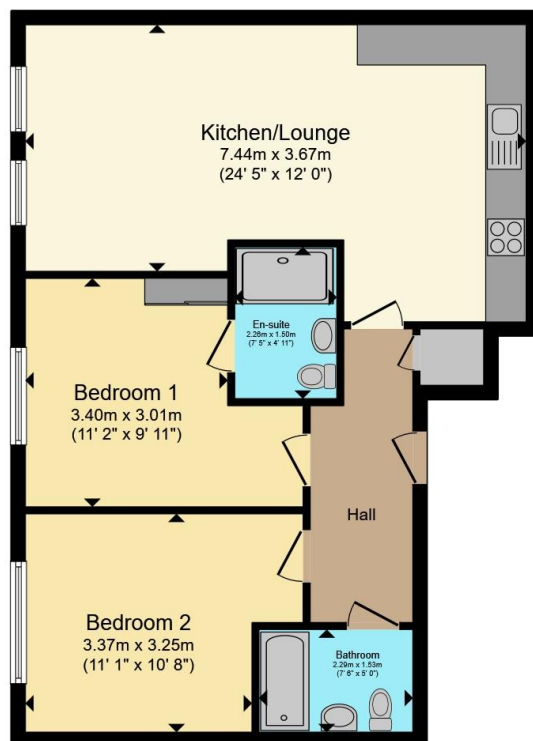
Lease Length: 125 years from 2021.

Service Charge: £1210 per year (vendor advises.)

Ground Rent: £250 per year (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 69.0 m² (743 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

T 01462 685 271
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6 Station Parade
 LETCHWORTH SG6 3AR

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 1210.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LCH309800

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Sep 2021. 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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