



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...

Key Features

- Underfloor heating throughout.
- Two double sized bedrooms.
- Open plan living.
- Modern fitted kitchen.
- Modern fitted bathroom.
- Plenty of storage available.
- Two separate balconies on the right & left aspects.
- Allocated parking in place.

Internal

Entrance Hall

Intercom entry system, spacious hall with two storage cupboards.

Kitchen/Diner/Lounge

30' 6" x 15' 7" (9.30m x 4.75m)

Fully open plan area with fitted suite comprising of a selection of grey wall and base units with worktop surround, integrated cooker and hob, space for a washing machine, fridge freezer, and dishwasher, sink-drainer, laminate and lino flooring laid throughout, TV-point, three double glazed windows, and two double glazed doors leading to two separate balcony's.

Bedroom One

11' 11" x 10' 10" (3.63m x 3.30m)

Double glazed window, laminate flooring laid throughout, power points, and TV and WiFi points.

Bedroom Two

13' 10" x 10' 7" (4.22m x 3.23m)

Double glazed window, laminate flooring laid throughout, power points, and TV and WiFi points.

Bathroom

Fitted suite comprising of a bathtub with shower-over, WC, wash-hand-basin, heated towel rail, shaving point, laminate effect lino flooring laid throughout, part-tiled walls, and double glazed window.

External

Balconies

Two separate balconies to the right and left aspects of the apartment with decking floors.

Gardens

Communal gardens surrounding the property.

Parking

One allocated parking bay.

Agent Notes:

Tenure: Leasehold

Length of Lease: 99 years from 16th January 2012

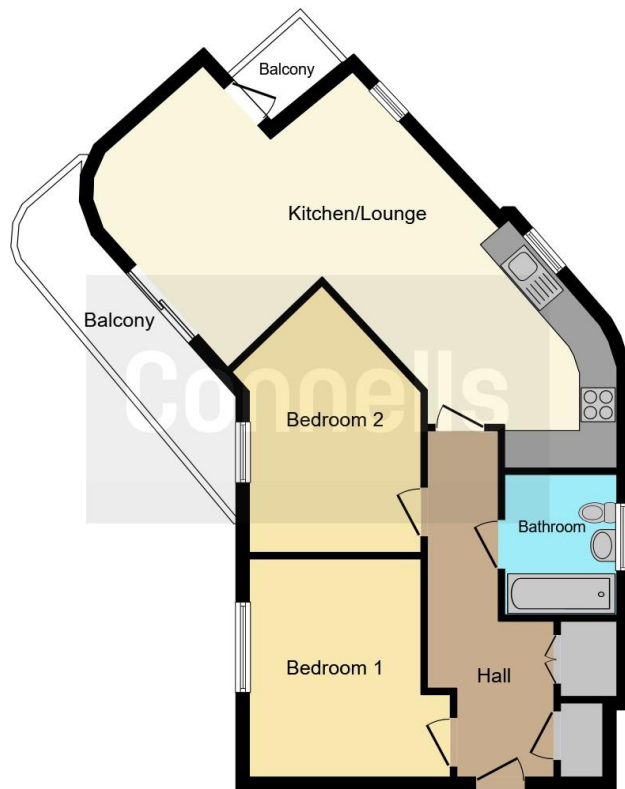
Annual Service Charge: £2244

Monthly Rent Payable: £284.54

(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."





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.focalagent.com

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: 187.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LCH309479

This is a Leasehold property with details as follows; Term of Lease 99 years from 16 Jul 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.

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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