



• 34 Bennett Court Station Road • Letchworth Garden City • Hertfordshire • SG6 3WA  
Guide Price £110,000

Charter Whyman

TOWN & VILLAGE HOMES



## TOP FLOOR RETIREMENT APARTMENT WELL MANAGED COMPLEX LIFT TO ALL FLOORS

### THE PROPERTY

Bennett Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 55 properties overall, 43 properties in the main building arranged over 3 floors, each served by lift, and 14 properties in the Annexe. The resident House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response system.

34 Bennett Court is a purpose-built retirement apartment on the top floor of the main building. This attractive, well appointed and well managed complex also provides a residents' lounge, communal laundry and guest suite for visitors.

There is a 24 Hour emergency Appello response system, with pull cords throughout the property, including the shower room, with optional bracelet or necklace remote options. The CCTV camera (looking at main door) in annex foyer can be viewed on a standard TV analogue channel. Other facilities include the laundry room, central waste/recycling collection point and residents' lounge with tea and coffee facilities in main block. Many community activities are posted each month, a manager lives permanently in main block, guest room (double) available in main block for overnight or longer stays by friends and relatives bookable through manager, postmen deliver to each flat, front door key also opens small gate opposite The Arcade – a useful short-cut to town.

It is a condition of purchase that residents be over the age of 60 years.

### THE OUTSIDE

The apartments are set in pleasant communal gardens. Residents' and visitors' parking area.

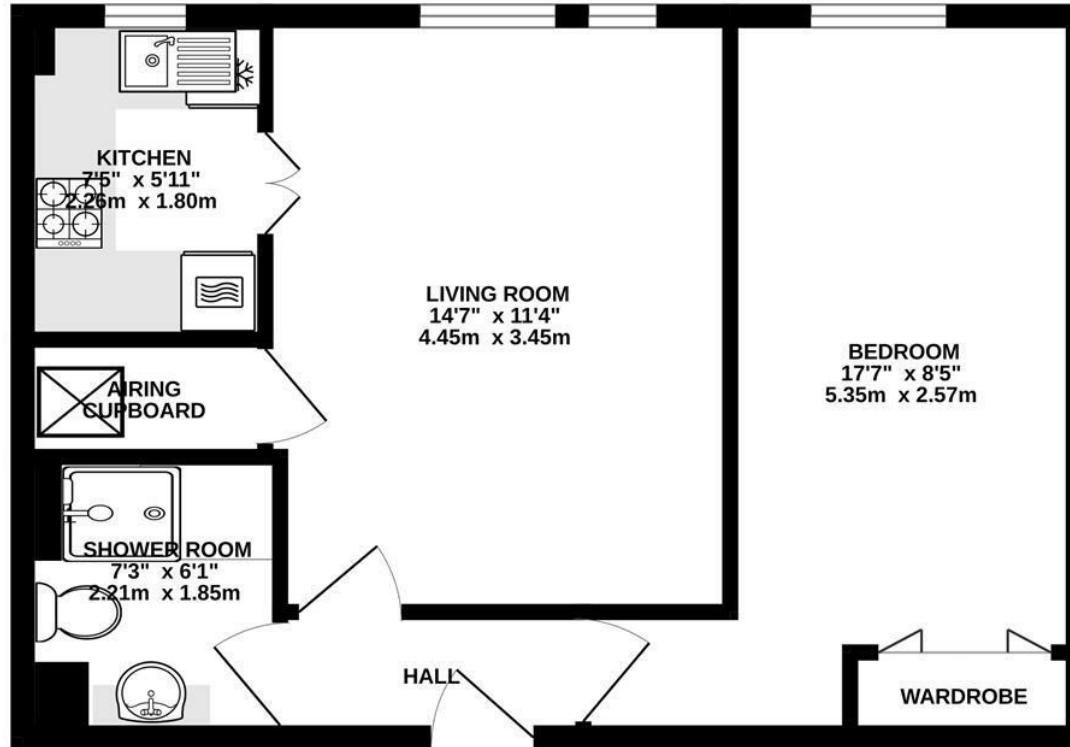
### THE LOCATION

Bennett Court is set right in the heart of the town within the Letchworth Conservation Area, 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 (29 mins) and Cambridge (27 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.

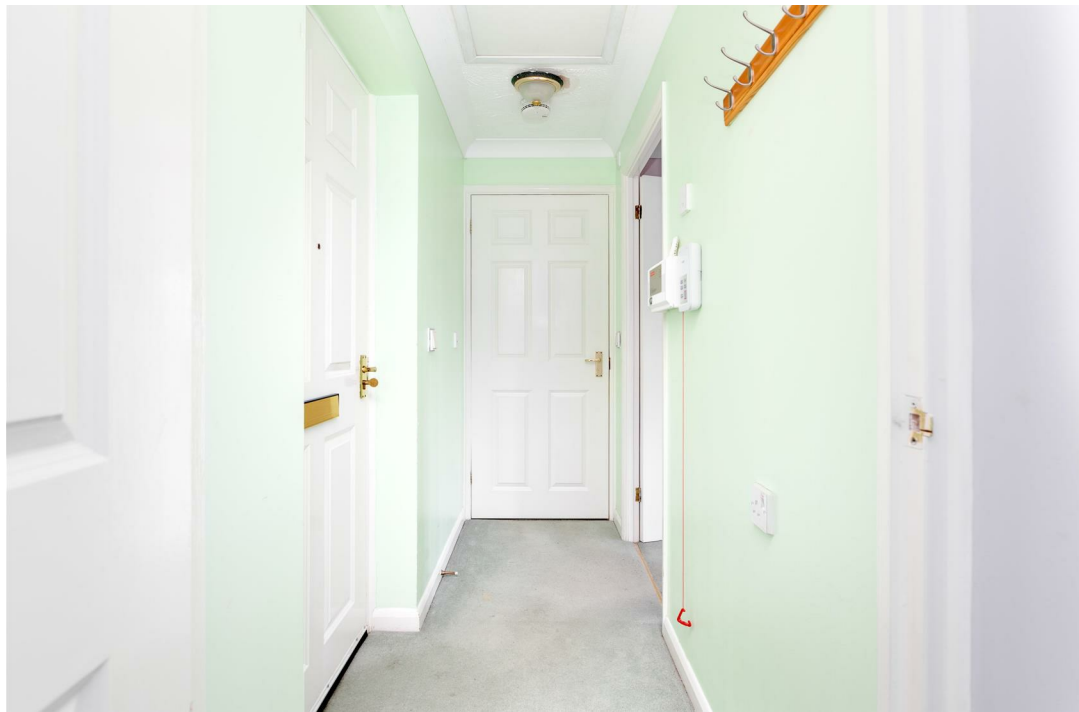


2ND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 447 sq.ft. (41.5 sq.m.) approx.  
Made with Metropix ©2025

These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. 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.



### EPC RATING

Band - C

### COUNCIL TAX

Band - B

### SERVICES

MAINS water, electricity and drainage are connected.  
BROADBAND: A choice of providers with claimed download speeds of up to 80 Mbps.  
MOBILE SIGNAL: Most providers claim up to 5G coverage.

### TENURE

LEASEHOLD: 125 year term from 2000 with 100 years unexpired. Ground Rent: £350 pa.  
Service Charge: £2,140 pa. CHARGES ARE YET TO BE CONFIRMED

### LOCAL AUTHORITY

North Herts District Council  
Gernon Road  
Letchworth Garden City  
Hertfordshire SG6 3BQ

Tel: 01462 474000  
www.north-herts.gov.uk

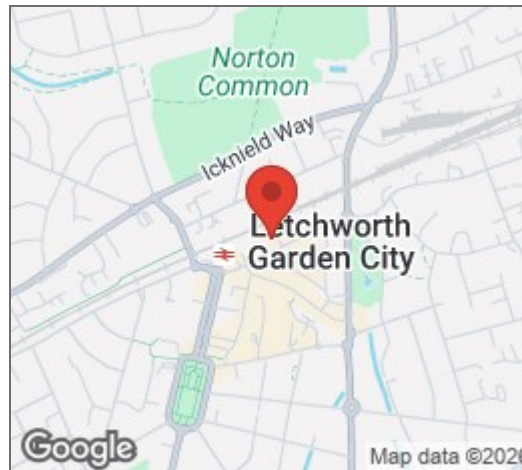
### THE LETCHWORTH GARDEN CITY HERITAGE FOUNDATION

To maintain the integrity of the Garden City concept and design, properties are subject to the additional planning requirements of the Heritage Foundation.

Tel: 01462 530350  
www.letchworth.com

### VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



**Charter Whyman**  
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