



Connells
connells.co.uk 01462 686 270
FOR SALE

Connells

Kristiansand Way,
Letchworth Garden City.

Kristiansand Way,
Letchworth Garden City, SG6 1UE.

For sale
£260,000



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

- Front and rear gardens.
- Allocated parking.
- One bedroom house.
- Very bright.
- Modern fitted kitchen.
- Loft space.
- Close to local amenities.
- Five minute drive to train station.

Internal

Entrance Hall

Entrance door, spotlights, and radiator fitted.

Lounge

Two double glazed windows, wooden effect laminate flooring laid throughout, spotlights, and radiator fitted.

Kitchen

Fitted suite comprising of a selection of white wall and base units with black worktop surround, extractor fan, space for a fridge-freezer and washing machine, sink-drainer, black lino flooring and green part-tiled walls laid throughout, spotlights, double glazed window, and radiator fitted.

First Floor:

Landing

Carpet laid throughout, spotlights, two storage cupboards, and access to loft via hatch.

Bedroom

Double glazed window, carpet laid throughout, and radiator fitted.

Bathroom

Fitted suite comprising of a bath-tub with shower-over, WC, wash-hand-basin, spotlights, white part-tiled walls and lino flooring laid throughout, and double glazed window.

External:

Front Garden

Laid to lawn with pathway leading to the entrance door.

Rear Garden

Laid to patio, with wall and fence surround, and gate access.

Parking

One allocated parking space.

Agent Notes:

Tenure: Leasehold

Length of lease: 125 years from 25th March 1988, 87 years remaining.

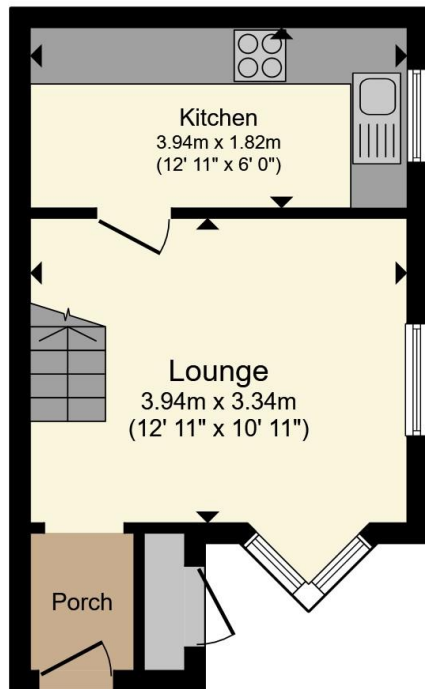
Annual ground rent: £1500

Annual service charge: N/A

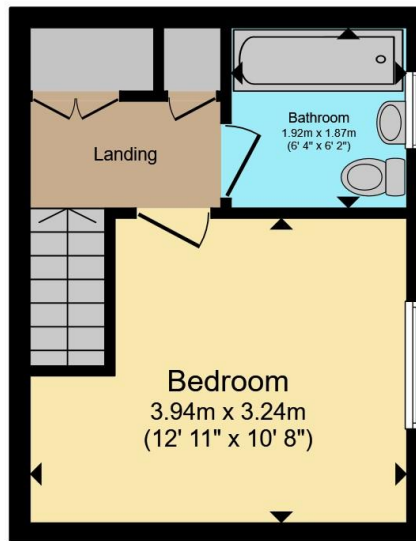
(Vendor advises).

"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."





Ground Floor



First Floor

Total floor area 45.1 m² (485 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
E letchworth@connells.co.uk

6 Station Parade
LETCWORTH SG6 3AR

EPC Rating: C

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
1500.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LCH309750

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1998. 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LCH309750 - 0002

