



Connells

The Mews, Norton Hall Farm,
Letchworth Garden City.

The Mews, Norton Hall Farm, Letchworth Garden City, SG6 1AL.

For sale guide price
£80,000



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).

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...
- do

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Communal Entrance

The property has a few entry points leading to the apartment including a stair case and a separate stair case with a chair lift and a lift. There is also a pathway with hand rail leading to the private front door access. Before entering the apartment there are two external cupboard spaces.

Internal

Entrance Hall

Entrance with fitted cupboard, two storage cupboards and panic cord.

Lounge / Diner

Good size lounge/diner with fitted carpet, double glazed window, radiator and panic cord.

Kitchen

Compact fitted kitchen with matching wall/base units and work surfaces over with sink/drain. There is a space for a fridge/freezer, oven, plumbing for a washing machine, plumbing for a dishwasher, wall mounted boiler, lino flooring and a double glazed window.

Master Bedroom

Spacious bedroom with a double glazed window, fitted carpet, radiator, built in wardrobe and a panic cord.

Second Bedroom

Double glazed window, fitted carpet, radiator and panic cord.

Bathroom

Fitted bathroom suite with a bathtub/shower over, wash hand basin, low level WC, extractor fan, tiled walls, lino flooring and a double glazed window.

External

Communal Parking

The property benefits ample parking for all residents and visitors.

Communal Gardens

The development comes complete with communal gardens, with lawned areas, seating area, water feature and walk ways to all apartments and the farm house.

Agent Notes:

Tenure: Leasehold:

Lease Length: Upon completion the property will have a renewed 90 year lease (vendor advises.)

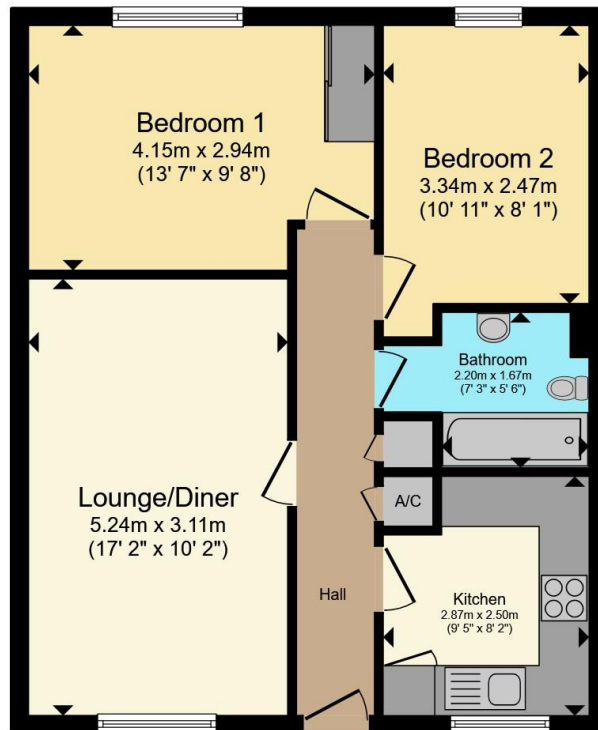
Annual Service Charge: £3312.36 including building insurance vendor advises.

Ground Rent: £0 vendor advises.

(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 55.6 m² (599 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



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:
3312.36

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LCH309761

This is a Leasehold property with details as follows; Term of Lease 90 years from 24 Sep 2014. 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: LCH309761 - 0004