



Connells

Ascot Drive,
Letchworth Garden City.



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

CHAIN FREE.

- Ground floor accommodation.
- Spacious accommodation.
- Well presented throughout.
- Open plan living.
- Popular development.
- Communal gardens.
- Allocated parking.

Communal Entrance

The building has a secure intercom system, and staircase rising to all floors.

Internal

Entrance Hall

Secure entry phone system, fitted carpet, spot lighting, radiator and cupboard.

Lounge / Diner

Two double glazed windows, fitted carpet and two radiators. The lounge overlooks the communal gardens.

Kitchen

Fully fitted kitchen with matching wall and base units with work surfaces over and sink/drain. The room has integrated oven/hob with extractor fan over, integrated fridge/freezer and lino.

Master Bedroom

Double glazed window, fitted carpet, fitted wardrobe and radiator.

En-Suite

Fitted en-suite with shower cubicle, heated towel rail, wash hand basin, low level WC, extractor fan, tiled flooring and partly tiled walls.

Second Bedroom

Double glazed window, fitted carpet and radiator.

Bathroom

Fitted bathroom with bathtub and shower over, low level WC, wash hand basin, heated towel rail, partly tiled walls, spotlights and extractor fan.

External

Parking

Allocated parking for one car, the development also has access to additional visitor parking.

Communal Gardens

The development has access to communal gardens.

Agents Notes:

Tenure: Leasehold.

Lease Length: 125 years from 2010.

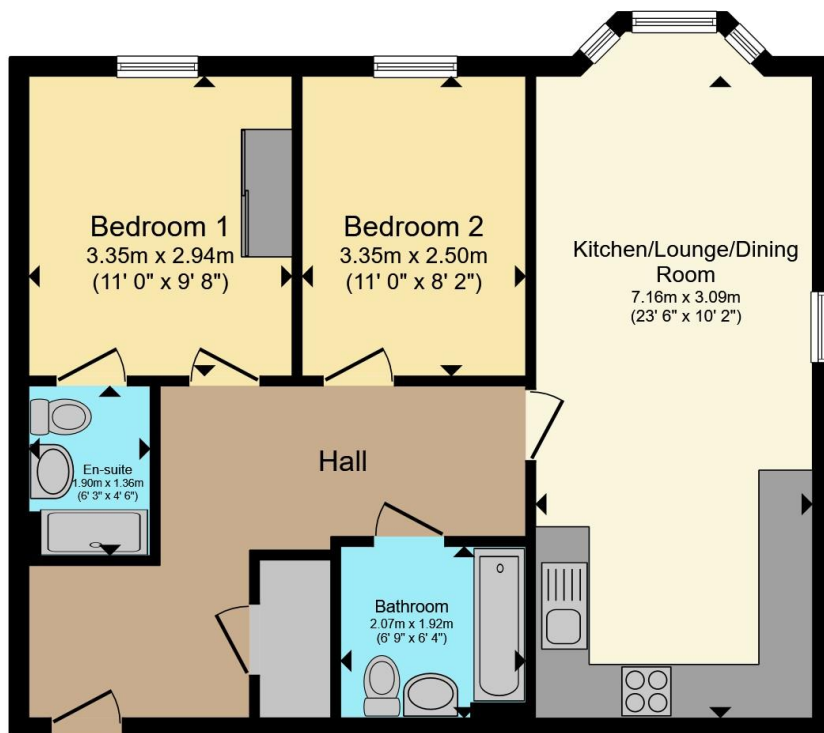
Service Charge: £1110 per year vendor advises.

Ground Rent: £600 per year vendor advises.

The apartment has access to a bike shed and secure bin store.

"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."

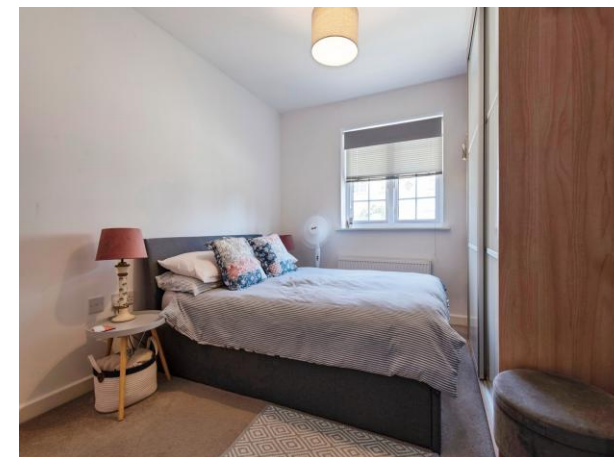




Total floor area 63.3 m² (681 sq.ft.) approx

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

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6 Station Parade
LETCWORTH SG6 3AR

EPC Rating: B

Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LCH309718

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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