

Connells

Leys Avenue,
Letchworth Garden City.

Leys Avenue,
Letchworth Garden City, SG6 3EP.

For Sale guide price
£290,000







Property Description

Letchworth Garden City
Founded in 1903 by Ebenezer Howard, Letchworth Garden City is the world's first Garden City, created to combine the best of town and country living. Today, it offers a unique blend of heritage, green spaces, excellent amenities and a strong community spirit, with its distinctive character preserved by the Letchworth Garden City Heritage Foundation.
Location & Connectivity
Ideally situated in North Hertfordshire, Letchworth benefits from excellent transport links, with trains to London King's Cross taking approximately 35 minutes. The A1(M) is easily accessible via Junctions 9 and 10, with Stevenage (9 miles), Welwyn Garden City (14 miles), Luton (14 miles), Cambridge (25 miles) and the M25 (20 miles) all within reach. Luton and Stansted airports are approximately 13 and 29 miles away.
Education
The town offers a wide choice of educational facilities, including eleven infant, junior and primary schools, a specialist primary school, two secondary schools-The Highfield School and Fearnhill School-and two independent schools, St Christopher School and St Francis' College.
Leisure & Recreation
Residents can enjoy the 13.6-mile Garden City Greenway for walking and cycling, Standalone Farm and the First Garden City Heritage Museum. Leisure facilities include indoor and outdoor swimming pools, North Herts Leisure Centre, Nuffield Health Club and Spirella Fitness. More than 20 local sports clubs offer activities including football, rugby, and running.

Key Features:

Two good sized bedrooms.
En suite to master bedroom.
Allocated parking.
Town centre location.
Close to Letchworth train station.
Integrated appliances.
Development built within the last 10 years.
Lifts within the development rising to all floors.

Internal

Entrance Hall

Entrance door, wooden effect laminate flooring laid throughout, electric radiator fitted, spot lights, benefiting from a built-in cupboard for additional storage.

Kitchen/Lounge

Fully fitted suite comprising of a selection of white gloss wall and base units with grey worktop surround, integrated oven with electric hob and extractor fan, fridge freezer, microwave and dishwasher, sink-drainer, wooden effect laminate flooring laid throughout, spot lights, double glazed window, and electric radiator fitted.

Bedroom One

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

En Suite

Fitted suite comprising of a shower cubicle, WC, wash-hand-basin, grey laminate flooring and part tiled walls laid throughout, wall mirror, extractor fan, spot lights, and heated towel rail.

Bedroom Two

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

Bathroom

Fitted suite comprising of a bath-tub with shower over, WC, wash-hand-basin, extractor fan, grey tiled flooring and part tiled walls laid throughout, and heated towel rail.

External

Parking

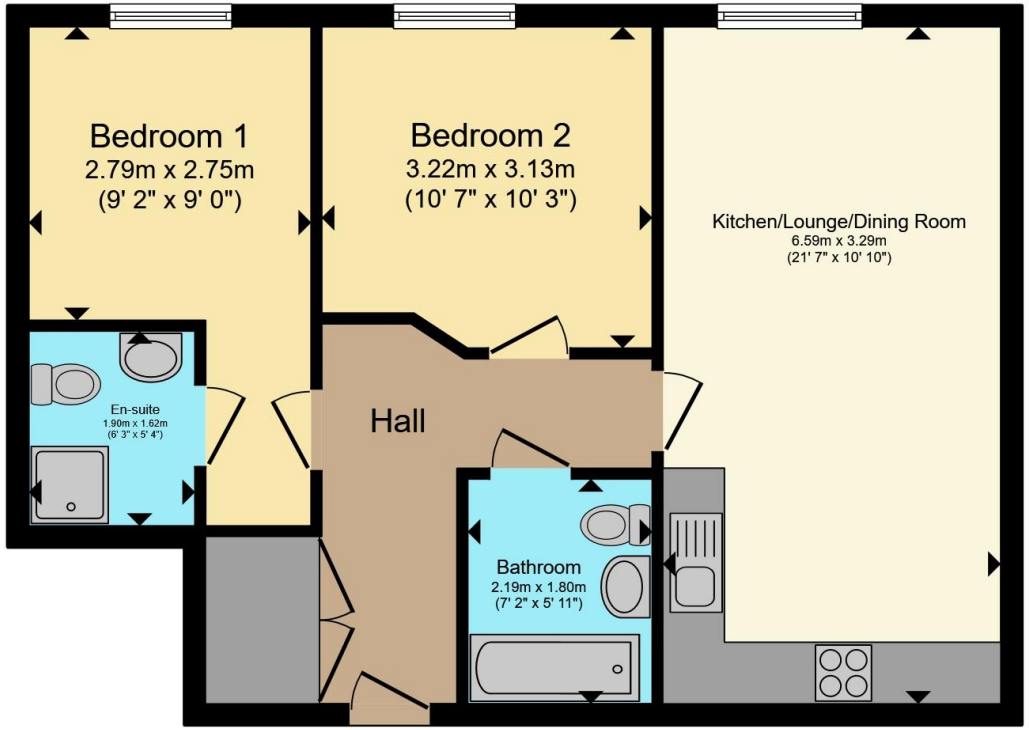
One allocated parking space located to the rear side of the property.

Agent Notes:

Tenure: Leasehold.
Length of Lease: 165 years from 4th August 2022, 161 years remaining.
Annual Ground Rent: £250.
Annual Service Charge: £1230.
(Vendor advises).











Total floor area 59.4 m² (639 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

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6 Station Parade
LETCHWORTH SG6 3AR

EPC Rating: C

Council Tax Band: C

Service Charge: 307.50

Ground Rent: 307.50

Tenure: Leasehold

view this property online connells.co.uk/Property/LCH309891

This is a Leasehold property with details as follows; Term of Lease 165 years from 04 Aug 2022. 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.