

Connells

Haysman Close,
Letchworth Garden City.

Haysman Close,
Letchworth Garden City, SG6 1UB.

For sale
£200,000







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...
do

Key Features

CHAIN FREE.
Communal gardens.
Communal parking.
Secure entry phone.
Walking distance to Letchworth town centre.
Quiet cul-de-sac.
Perfect for a first time buyer.
Good lease length with over 110 year remaining.

Internal

Entrance Hall
Intercom entry system, entrance door, wooden effect laminate flooring, storage heater fitted, and access to loft via hatch.

Lounge
Double glazed window, wooden effect laminate flooring laid throughout, spot lights, and storage heater fitted.

Kitchen
Fitted suite comprising of a selection of wall and base units with black worktop surround, integrated oven with electric hob and extractor fan, sink-drainer, black tiled flooring and blue tiled walls laid throughout, spot lights, and double glazed window.

Master Bedroom
Double glazed window, wooden effect laminate flooring laid throughout, spot lights, and storage heater fitted.

Bedroom Two
Double glazed window, wooden effect laminate flooring laid throughout, and electric radiator fitted.

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

External

Communal Gardens
Access to communal gardens to the front and rear of the property.

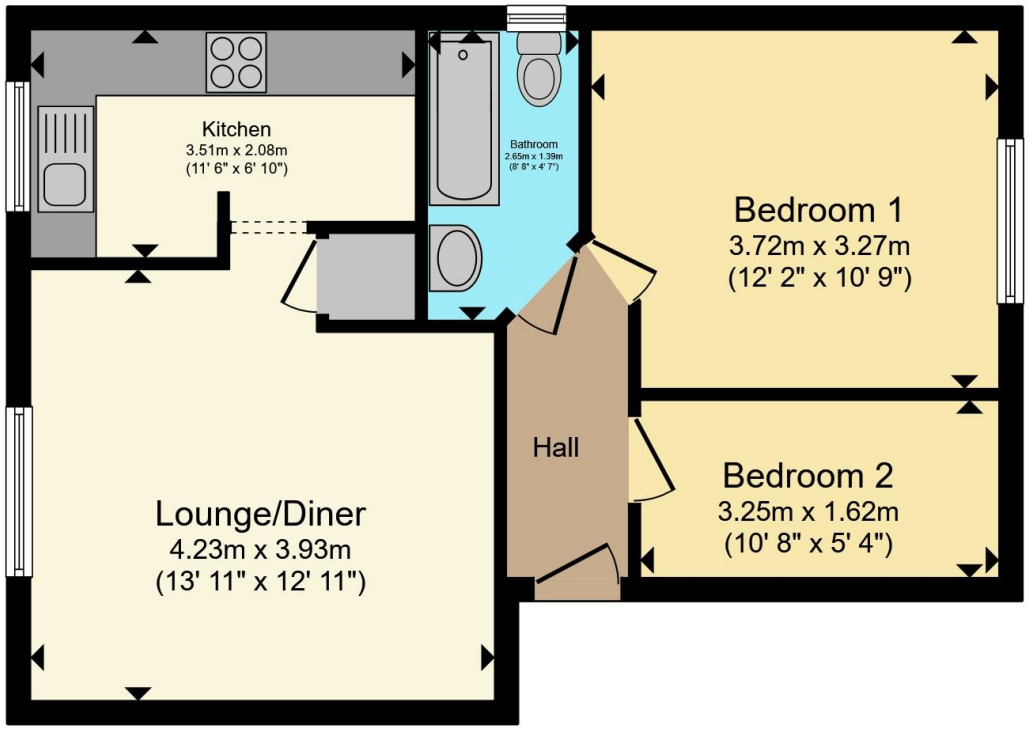
Parking
Communal parking to the front of the property.

Agent Notes:
Tenure: Leasehold
Length of lease: 150 years (less 3 days) from 24th June 1987
Annual ground rent: £80 rising to £240
Annual service charge: £2040
(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 48.7 m² (525 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
LETCHWORTH SG6 3AR

EPC Rating: C

Council Tax Band: B

Service Charge: 2040.00

Ground Rent: 80.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LCH309700

This is a Leasehold property with details as follows; Term of Lease 150 years from 24 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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.