



Connells

Bennett Court, Station Road,
Letchworth Garden City.

Bennett Court, Station Road,
Letchworth Garden City, SG6 3WA.

For Sale guide price
£85,000



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.

Serviced by excellent transport links via the A1M and railway station, Letchworth is conveniently located between the north and the south, allowing for a commutable distance into London. The town is located within close proximity to both Stansted and Luton airport.

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.

Internal:

Entrance Hall

Entrance door, carpet laid throughout, and emergency pull cord fitted.

Lounge/Diner

Carpet laid throughout, two storage heaters, emergency pull cord, TV-point, and double glazed window over-looking the gardens.

Kitchen

Fitted suite comprising a selection of cream gloss wall and base units with wooden effect worktop surround, electric oven and induction hob with extractor fan over, space for a fridge and freezer, plumbing for a washing machine, sink-drainer, emergency pull-cord, lino flooring laid throughout, electric radiator fitted, and double glazed window over-looking the gardens.

Bedroom

Double glazed window over-looking the gardens, carpet laid throughout, emergency pull-cord, electric storage heater, benefiting from built-in wardrobes with mirrored doors.

Bathroom

Fitted suite comprising of a shower cubicle, WC, wash-hand-basin with cabinet under, electric wall heater, extractor fan, lino flooring and cream tiled walls laid throughout, electric wall heater fitted, shaving point, and wall light.

External:

Communal Gardens:

Communal gardens surround the property.

Parking

Communal parking available.

Agent Notes:

Tenure: Leasehold

Length of lease: 125 years from 1st March 2001

Annual ground rent: £774

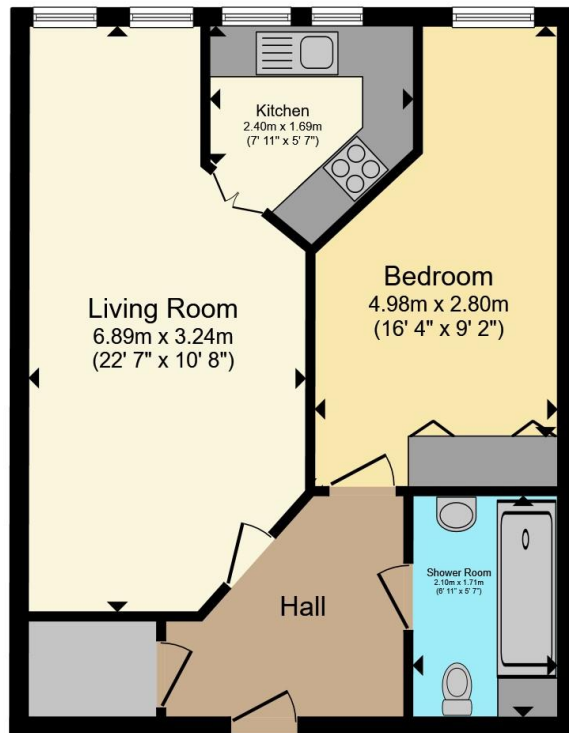
Annual service charge: £3080

(Vendor advises).

The complex has a lift to all floors and also has a guest room.

"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 50.9 m² (548 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: B

Service Charge:
3080.00

Ground Rent:
774.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LCH309686

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2001. 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.

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