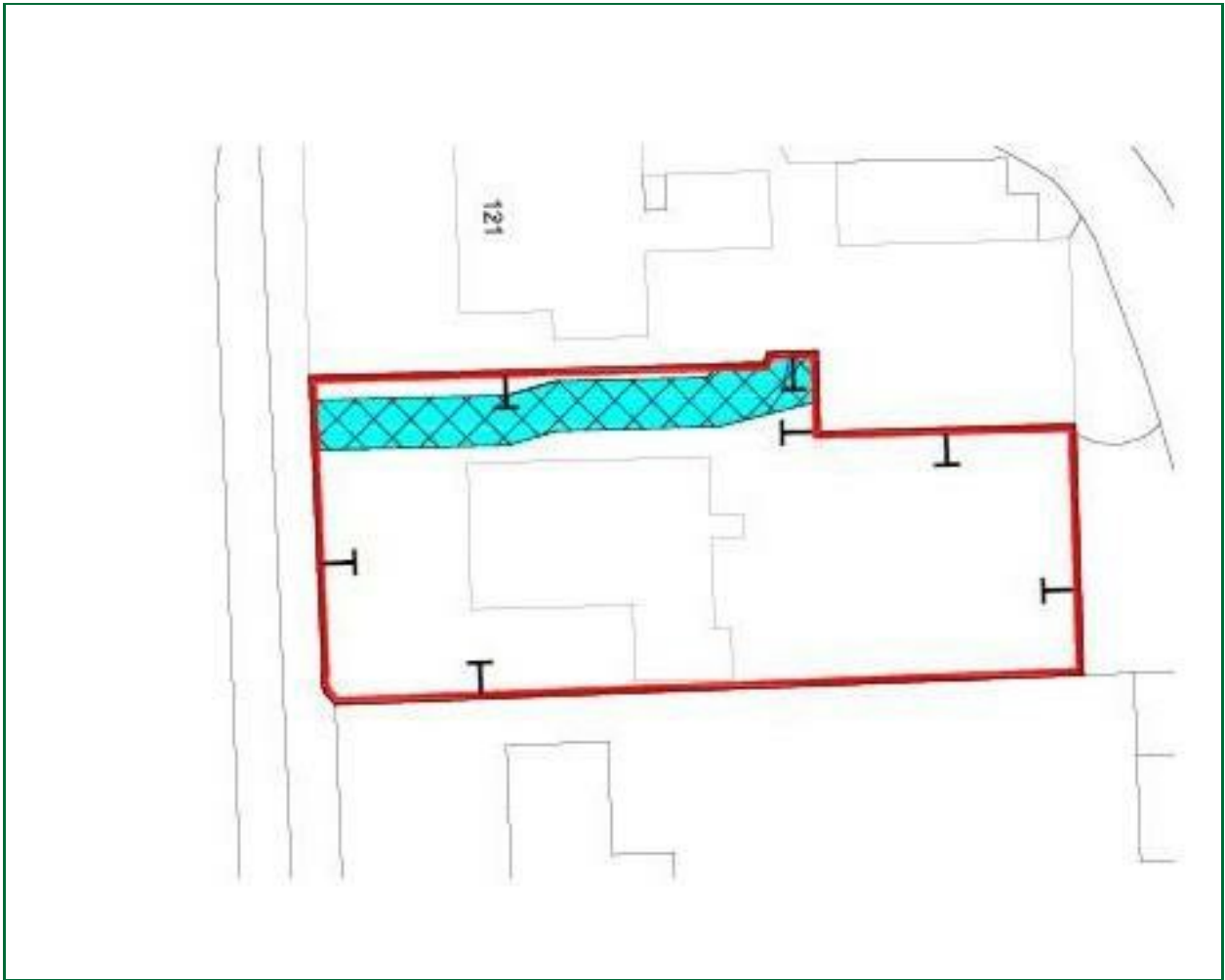




119 Norton Way South,  
Letchworth Garden City | Herts | SG6 1NY  
GUIDE PRICE £800,000

8 5 5 D

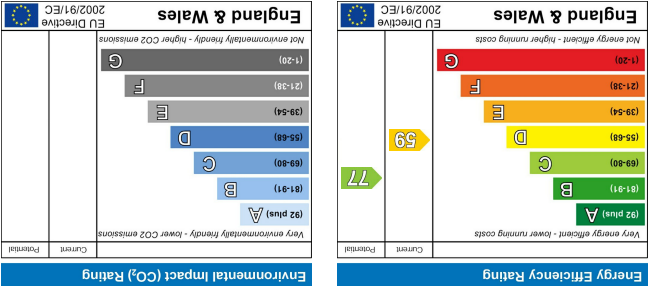
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Shefford Office on 01462 814087

If you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



22 High Street, Shefford, Bedfordshire, SG17 5DG  
Tel: 01462 814087 Email: [enquiries@sheridans-estates.com](mailto:enquiries@sheridans-estates.com) <https://www.sheridans-estates.com>



**Flat One**  
Two bed ground floor flat of approximately 716 sq ft. Being sold with vacant possession. In need of modernisation. EPC rating 66-76 Band D.

**Flat Two**  
Two bedroom first floor flat of approximately 719 sq ft. Currently rented out with a tenant paying £875.00 PCM. EPC rating 71 - 82 Band C.

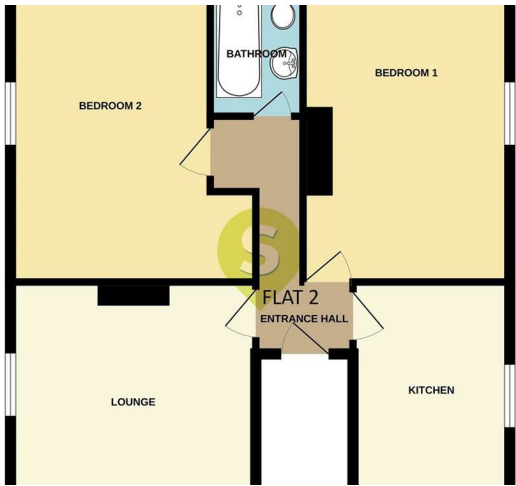
**Flat Three**  
Two bedroom top floor apartment presented in good order throughout approximately 639 sq ft. Currently rented out with a tenant paying £820.00pcm. EPC rating 59 - 77 Band C.

**Flat Four**  
One bedroom ground floor flat of approximately 641 sq ft. Vacant. EPC rating 59-77 band D.

**Flat Five**  
One bedroom first floor flat of approximately 524 sq ft. Currently rented out with a tenant paying £780.00 PCM. EPC rating 68-76 Band D.

**External Areas**  
There are parking areas to the front of the building providing spaces for approximately 5 vehicles. There is a single garage and some ancillary storage

**Gardens**  
The mature gardens to the rear of the building are laid to lawn with mature borders. This area is currently used in common by the existing tenants .



**Tenure**  
A new 999 year leasehold interest is being offered for sale. The Freeholder owner is Letchworth Garden City Heritage Foundation.

**Planning**  
There is potential to extend the building, such development will be subject approval by the Freeholder and will need to be carefully designed in accordance with the Letchworth Garden City Heritage Foundation's Design Principals.' The Property is within the Letchworth Conservation Area, Heritage Character Area and is designated Home of Special Interest.

**Council Tax**  
All 5 properties are held under council tax Band B £1708.59 for the period 2024/25

**Viewings**  
Strictly by appointment only / open days to be confirmed contact the office on 01462 814087

**Offers**

All offers will be requested in writing . Proof and method of funding will be requested before offers are considered by our client.

