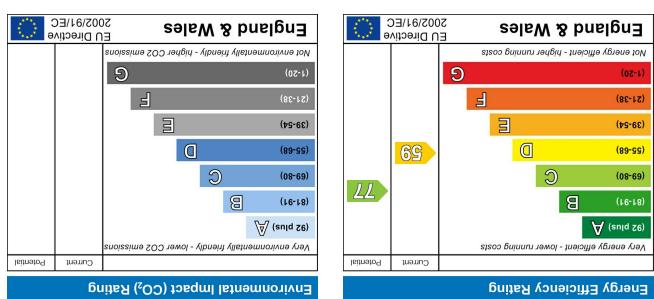


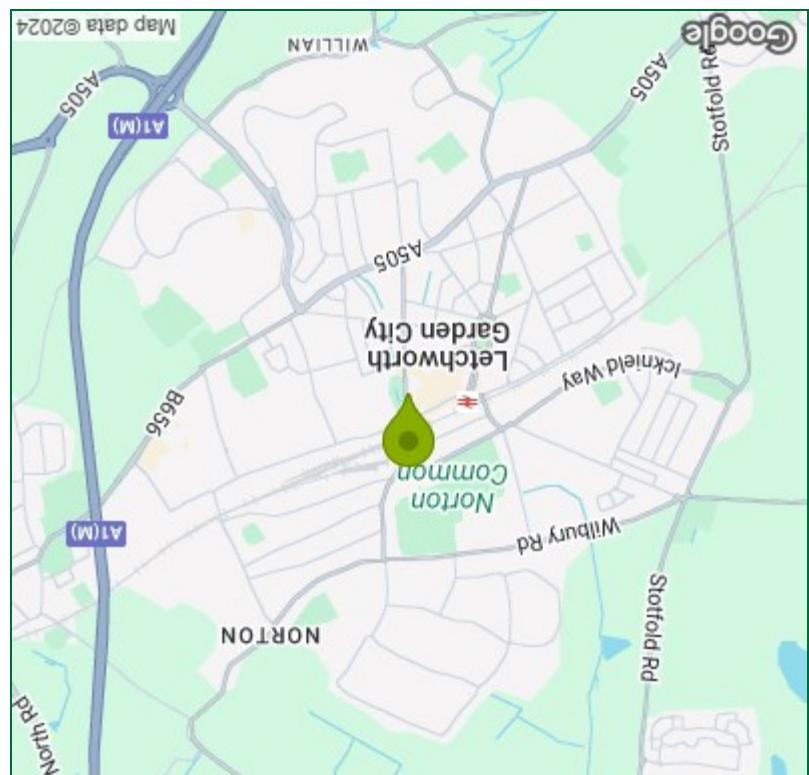


These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

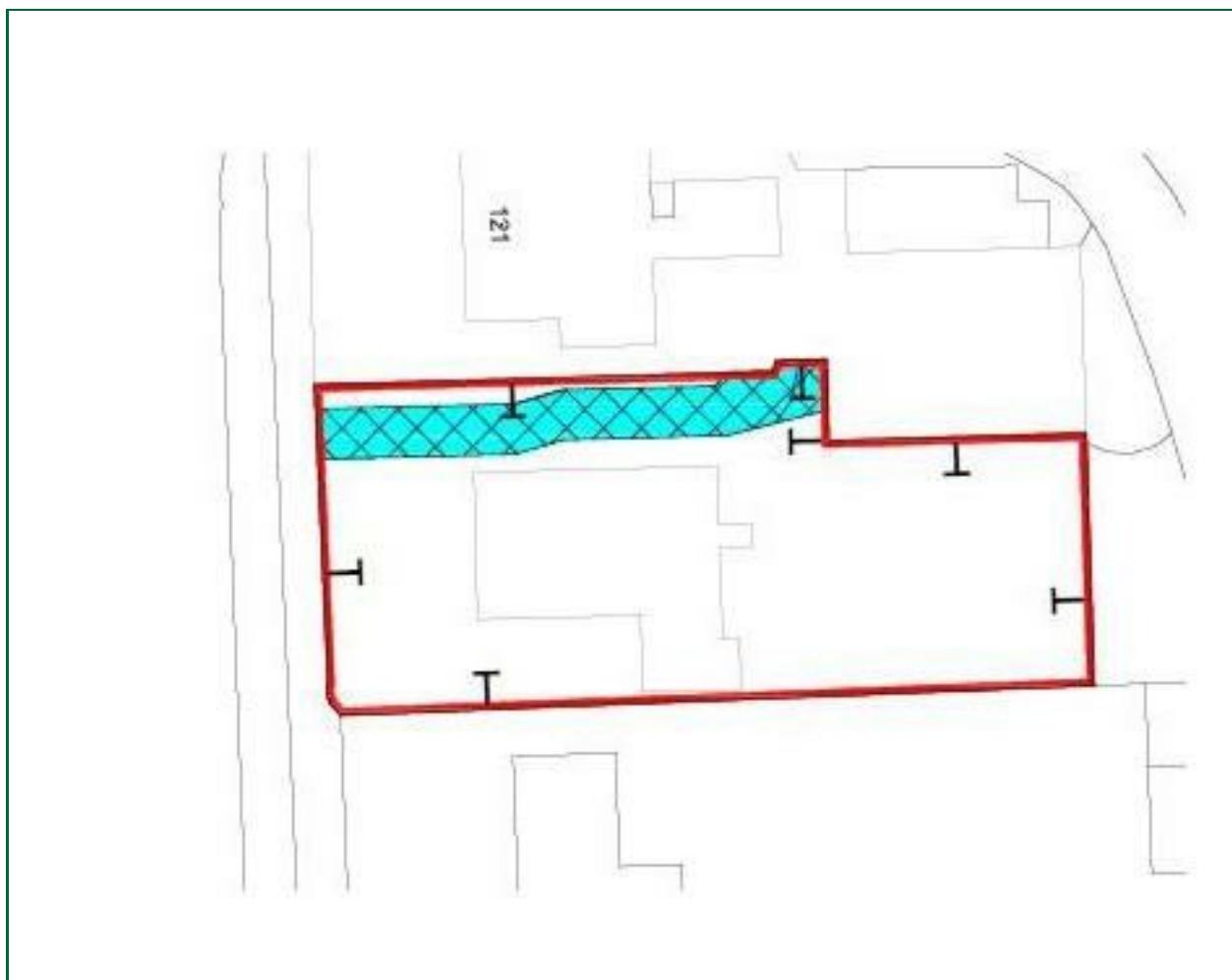


Please contact our Sherriford Office on 01462 814087
if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map



Floor Plan



119 Norton Way South,

Letchworth Garden City | Herts | SG6 1NY

GUIDE PRICE £800,000



D

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 Principles.' 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.

