



WATERHOUSE
COURT

Letchworth Garden City, Hertfordshire

Waterhouse Court

Letchworth Garden City,
Herts, SG6 1NY

Waterhouse Court is an exclusive, private development of twelve luxury 2-bedroom apartments and mews homes in a prime position overlooking Howard Park and Gardens, within a short stroll from the town centre and station.

In a sought after and convenient location, this development comprises ten 2-bedroom apartments and two 2-bedroom mews homes.

These spacious homes boast a high specification finish and light, open plan accommodation. The contemporary stylish fitted kitchens come complete with integrated appliances and flooring throughout is fitted as standard. Each home benefits from an en-suite and fitted wardrobe to one bedroom. There is a communal landscaped courtyard area, allocated resident parking and visitor parking.

Perfect for the downsizer or professional, these luxury apartments offer a convenient location, high quality fixtures & fittings, low maintenance and peace of mind with a 10-year new homes warranty.

SHOW FLAT NOW AVAILABLE TO VIEW BY PRIOR APPOINTMENT



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**View of development from
Openshaw Way (main entrance)**

**View of development
from Howard Park &
Norton Way South**



SPECIFICATION:

GENERAL:

- Energy efficient gas boiler serving wall mounted radiators
- White downlights to all rooms other than bedrooms
- Low energy light fittings throughout
- Chrome electric points in kitchen/dining/living room areas
- BT and TV points to living room and bedrooms
- White painted stepped profile skirtings and architraves
- White Iseo doors with chrome plated ironmongery
- Double glazed timber windows with chrome plated ironmongery
- Fitted wardrobes to one bedroom
- All bedrooms to be carpeted
- Staircase area carpeted and fitted with secure Video entry system
- Communal gardens landscaped, turfed and paved
- Parking areas block paved with allocated and visitor parking spaces
- Large enclosed and secure cycle storage

KITCHEN:

- Contemporary fitted kitchens with composite worktops
- Worktop upstands and splashback to hob
- Integrated appliances to include oven, hob, extractor hood, fridge freezer, dishwasher & washer/dryer. All Neff appliances (other than washer/dryer) with minimum energy rating of A.
- Amtico flooring – colour to customers choice (subject to build stage)

BATHROOM/EN-SUITE:

- Stylish luxury fitted bathrooms and en-suites
- White sanitaryware with chrome plated brassware
- Concealed dual flush WC and wall hung basin
- Mirrored bathroom cabinet
- Heated chrome towel rails
- Fitted thermostatic shower to main bathroom and en-suite
- Ceramic wall tiling, full height on shower and bath walls, half height behind WC and basin
- Amtico flooring – colour to customers choice (subject to build stage)

LOCATION:

This prestigious development is located a short stroll from the town centre and opposite Howard Park and formal gardens in the heart of the town.

The Park is surrounded by trees and has quiet areas for reading or relaxation. Its recently updated leisure facilities cater for young and old alike, to enjoy family activities on the lawns, play area or in the paddling pool, or more organised events in the bowls or social club.

Letchworth, is located in North Hertfordshire and is the World's first "Garden City", the vision of Ebenezer Howard in the early 20th Century, to combine the benefits of town and country living.

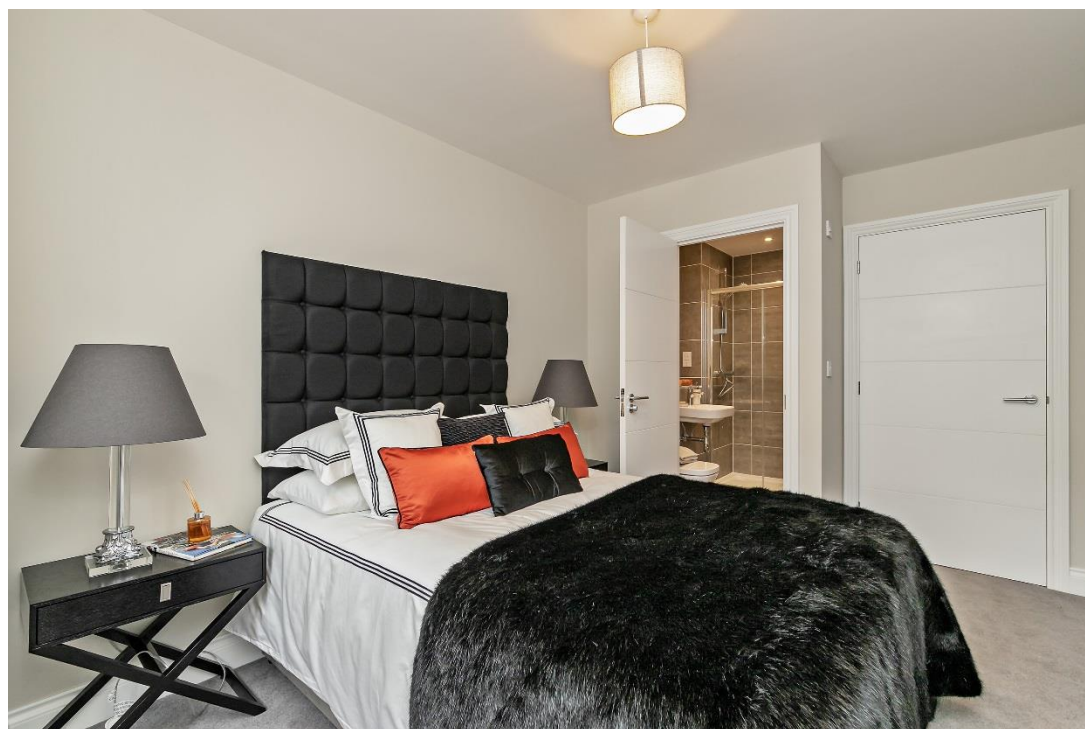
The town provides excellent amenities with a good choice of shops, boutiques, restaurants and cafes, with open green spaces and leisure facilities, including Letchworth Golf Club, Chesfield Downs Golf Club, Nuffield Heath Club, and the North Herts Leisure Centre.

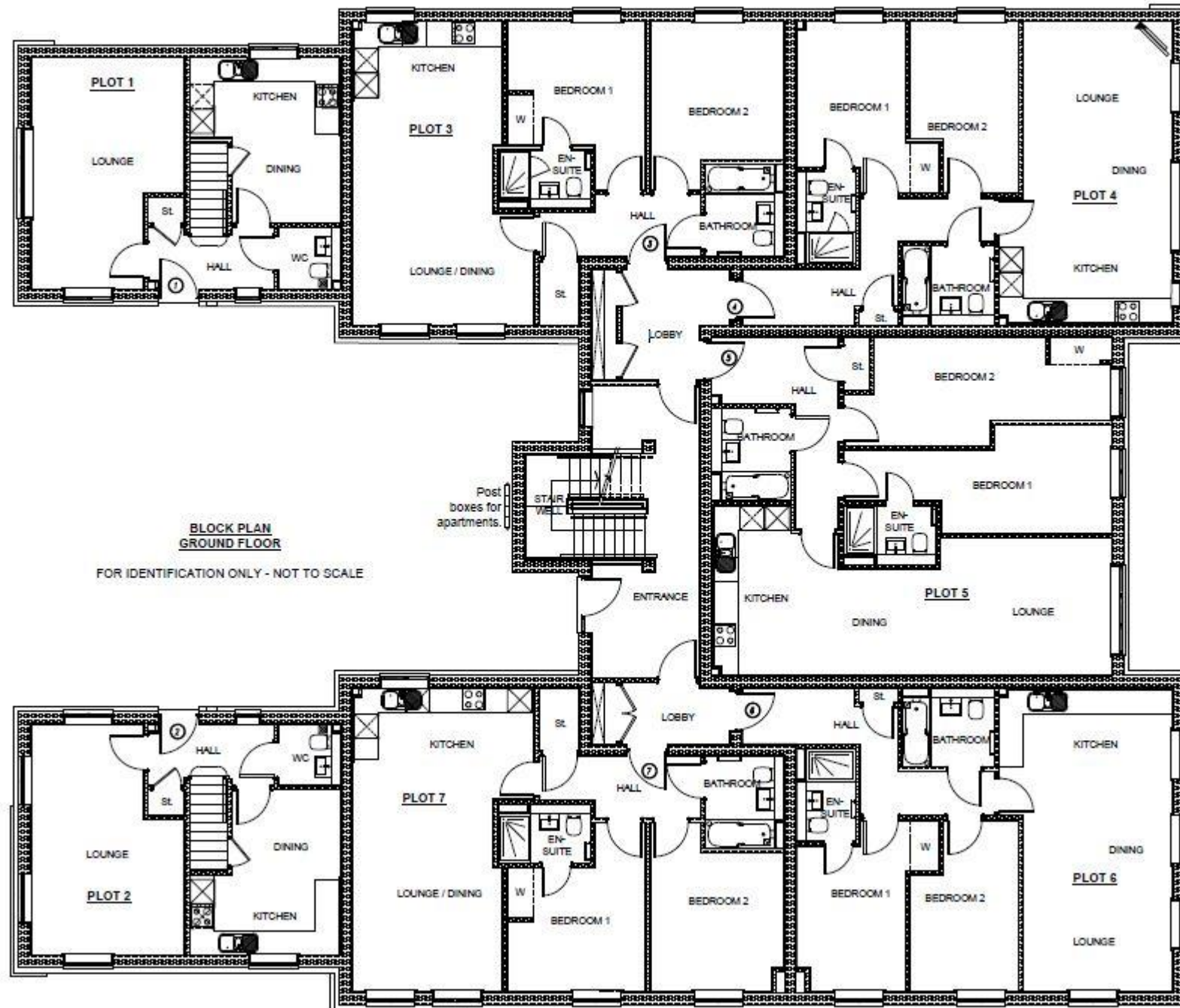
Conveniently located for commuters or the opportunity to visit the wonderful Cities of London and Cambridge, the town is on the London Kings Cross to Cambridge mainline and offers a fast, frequent service. London Kings Cross takes just 28 minutes and Cambridge is 26 minutes to the east. Junction 9 on the A1(M) is less than a mile distance.

Luton airport is just 13 miles distance, with Heathrow (via M25) and Stansted in under an hour's journey time.

DIRECTIONS: Sat Nav : SG6 1NY







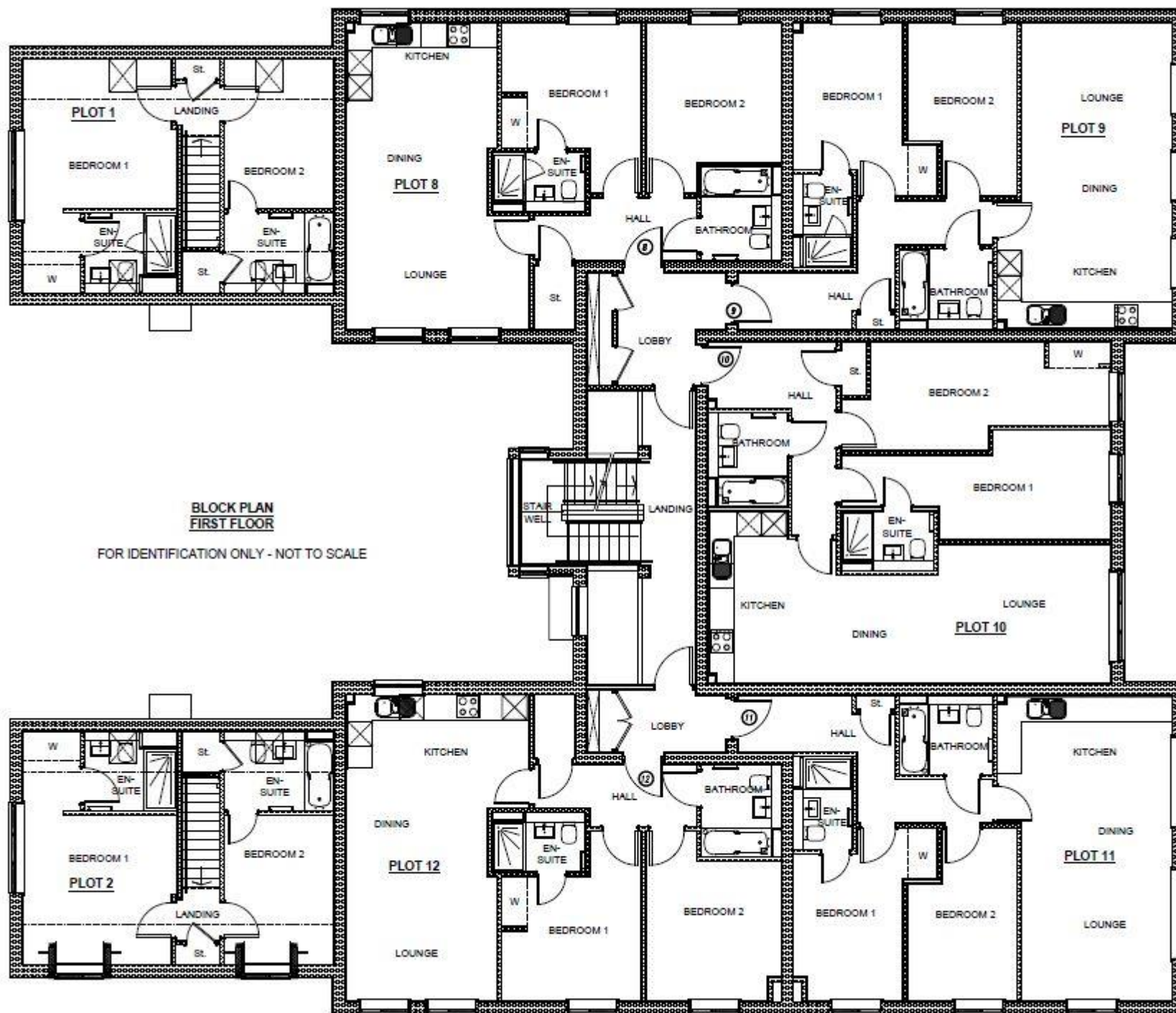
**BLOCK PLAN
GROUND FLOOR**

FOR IDENTIFICATION ONLY - NOT TO SCALE



Norton Way South & Howard Park

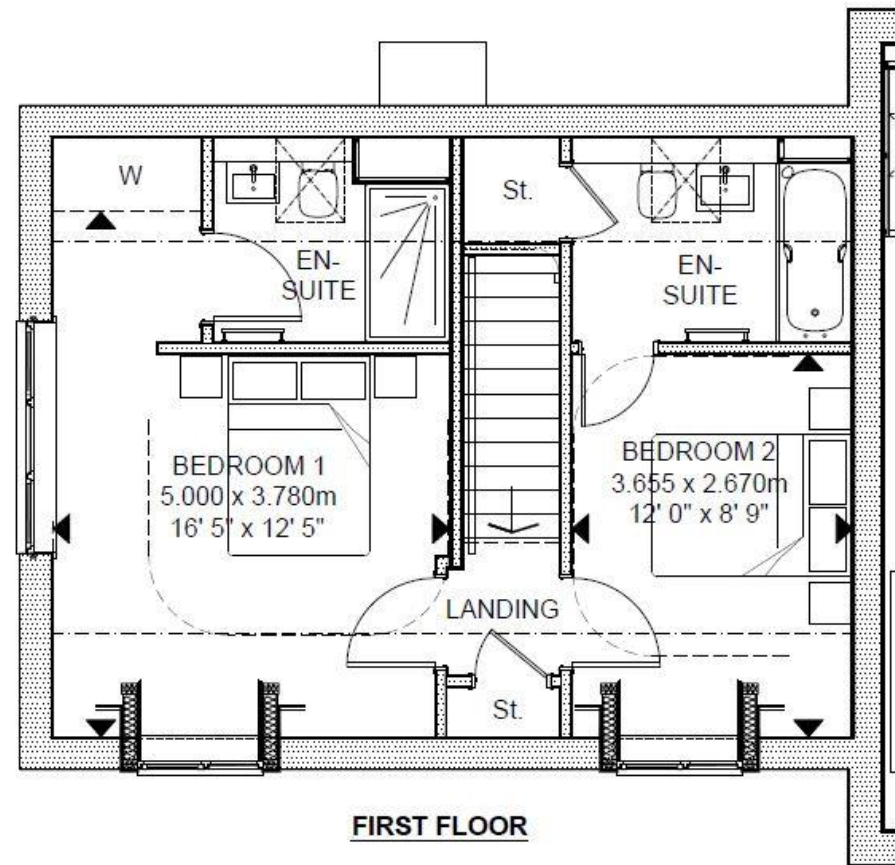
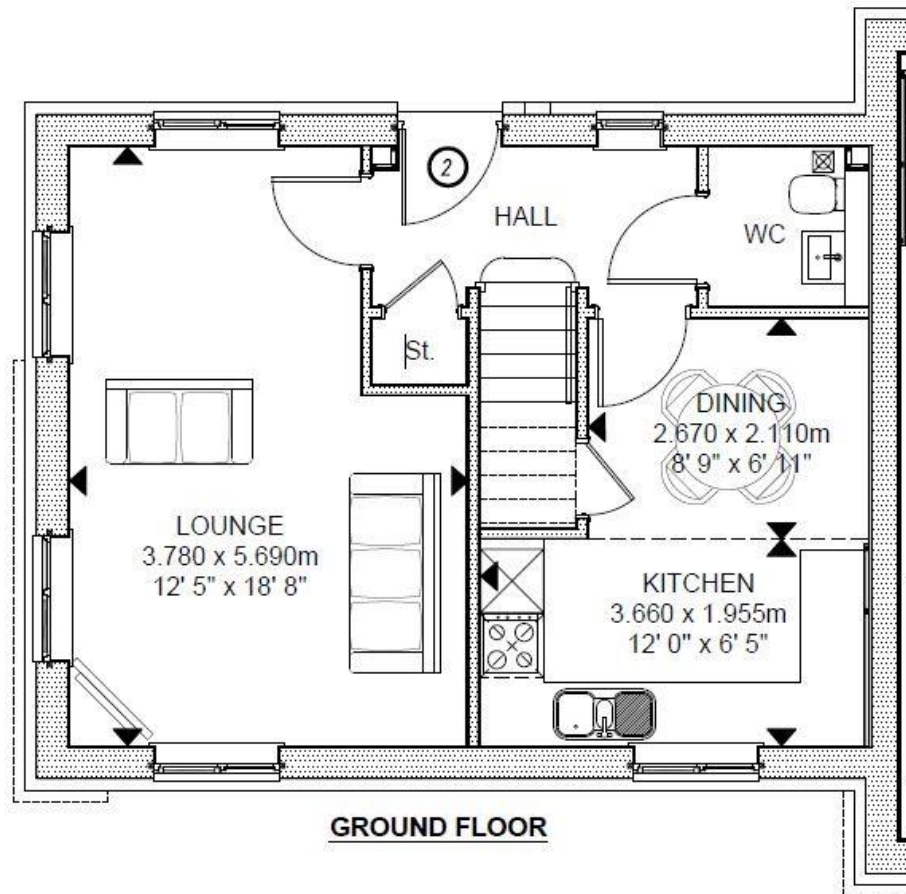




Norton Way South & Howard Park



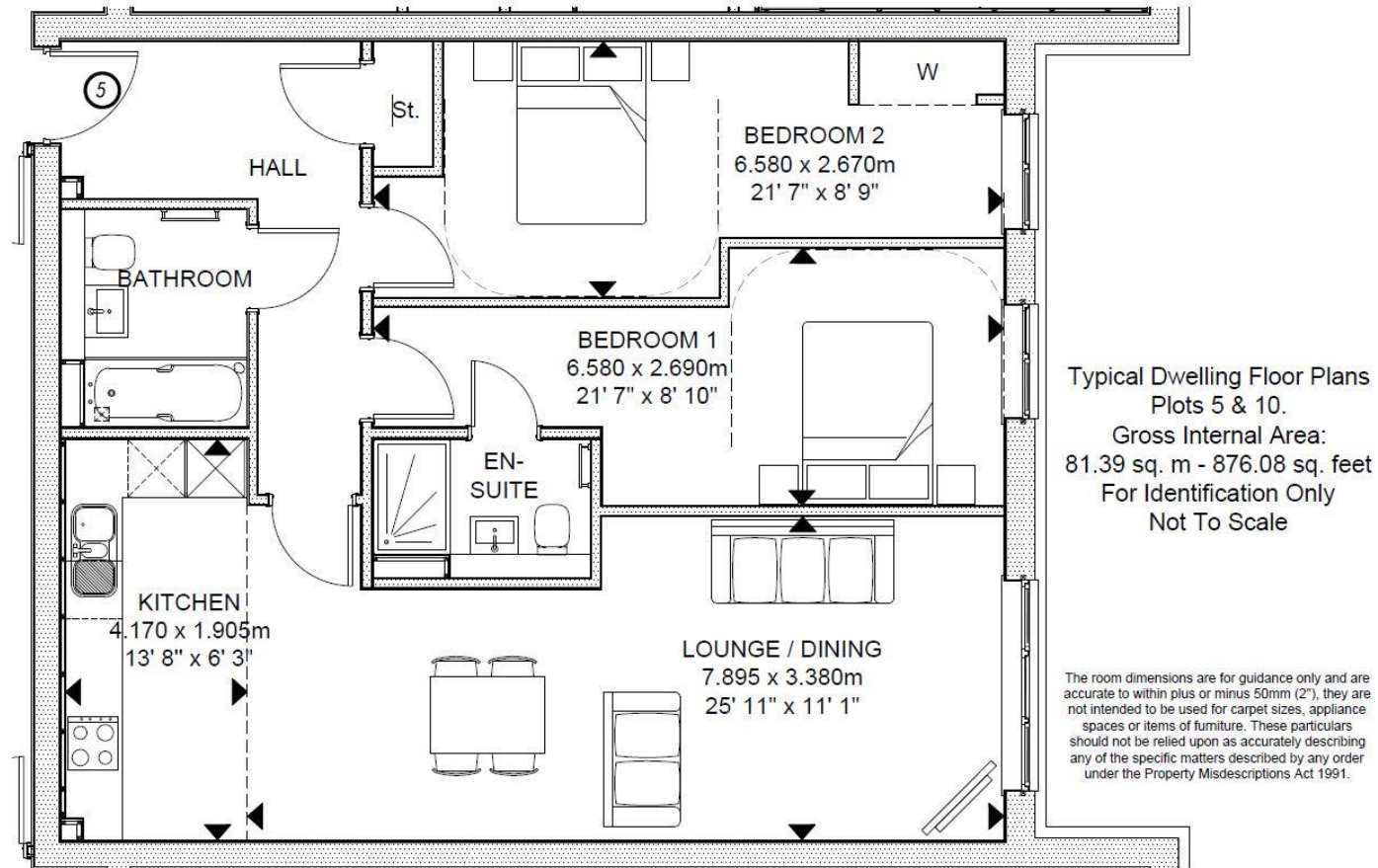
Plots 1 & 2 – mews houses



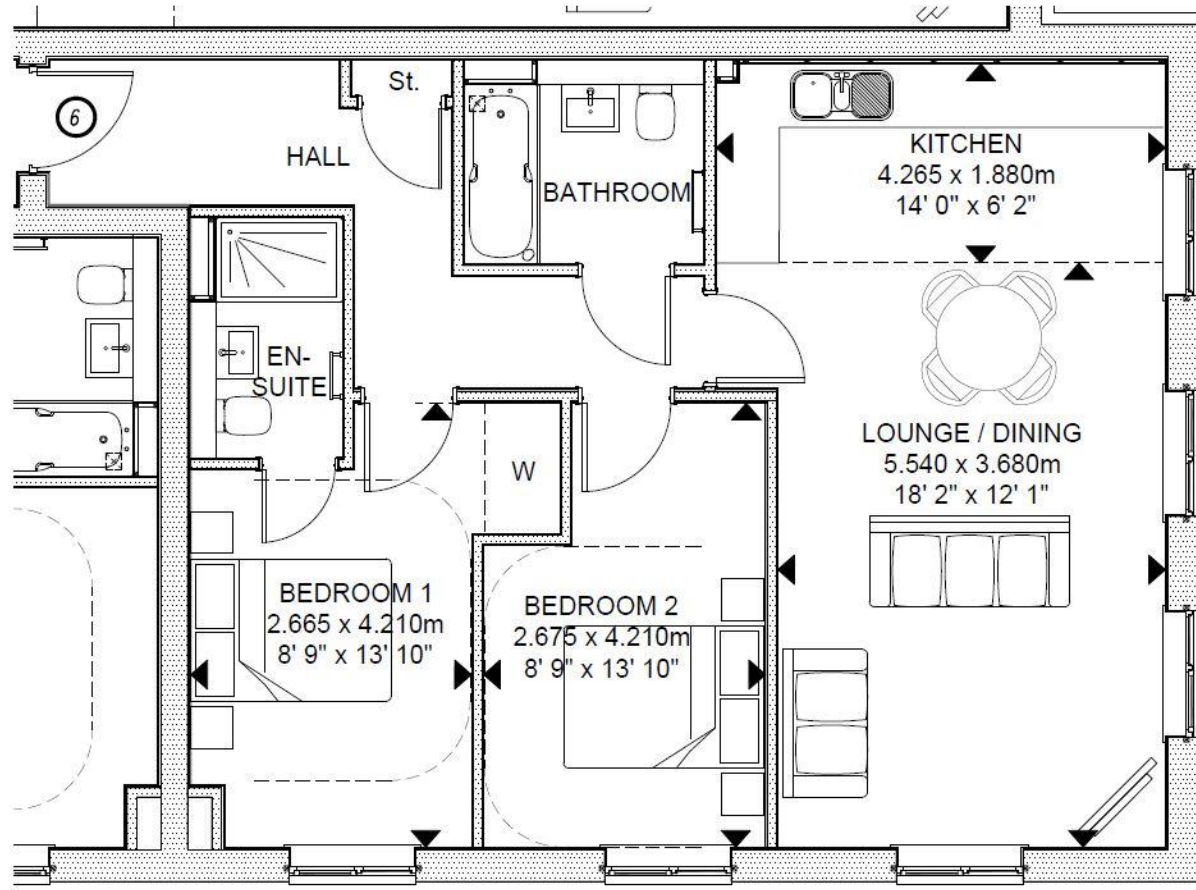
Typical Dwelling Floor Plans
Plot 2 (Plot 1 similar).
Gross Internal Area: 86.64 sq. m - 932.60 sq. feet
For Identification Only - Not To Scale

The room dimensions are for guidance only and are accurate to within plus or minus 50mm (2"), they are not intended to be used for carpet sizes, appliance spaces or items of furniture. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991.

Plots 5 & 10



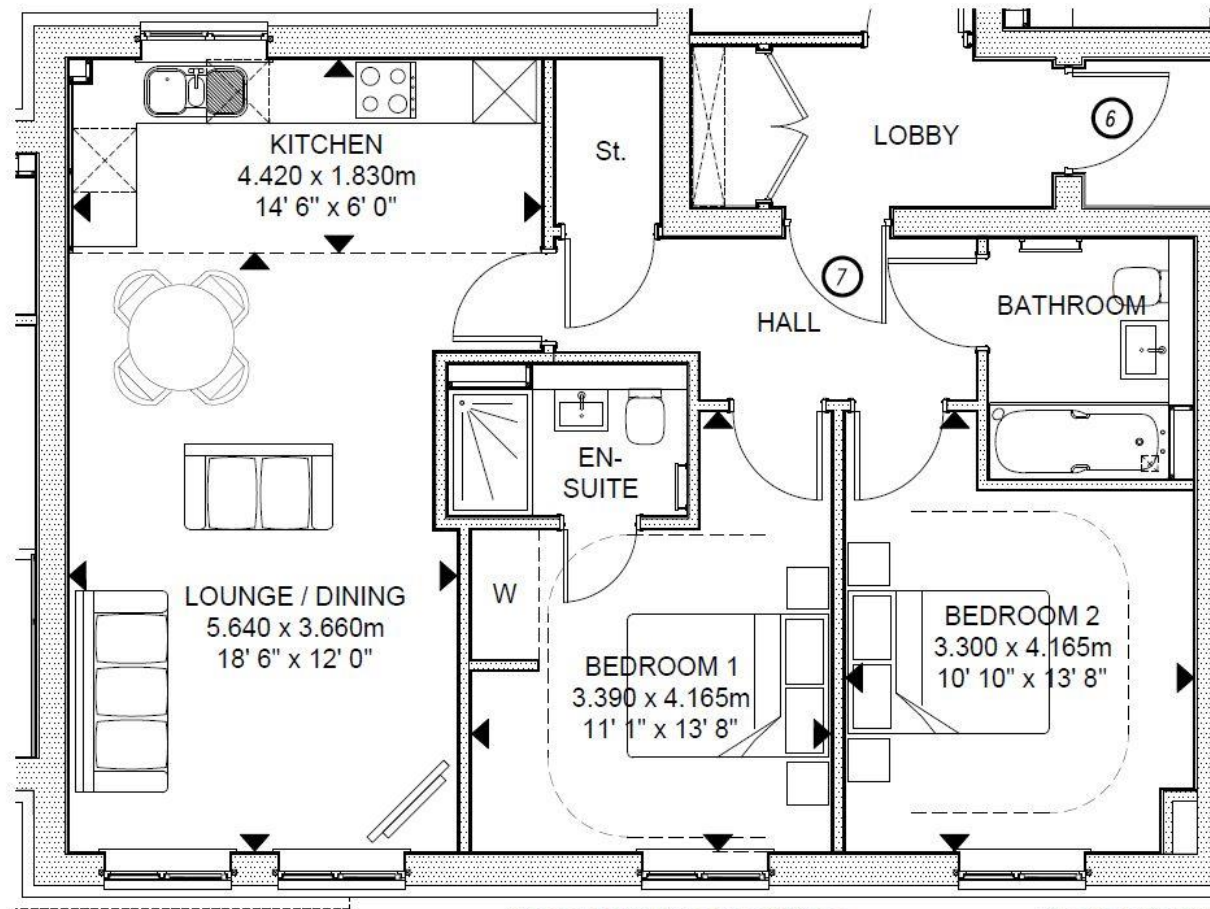
Plots 6 & 11 (4 & 9 similar)



Typical Dwelling Floor Plans
Plots 6 & 11 (Plots 4 & 9 similar).
Gross Internal Area: 70.95 sq. m - 763.71 sq. feet
For Identification Only - Not To Scale

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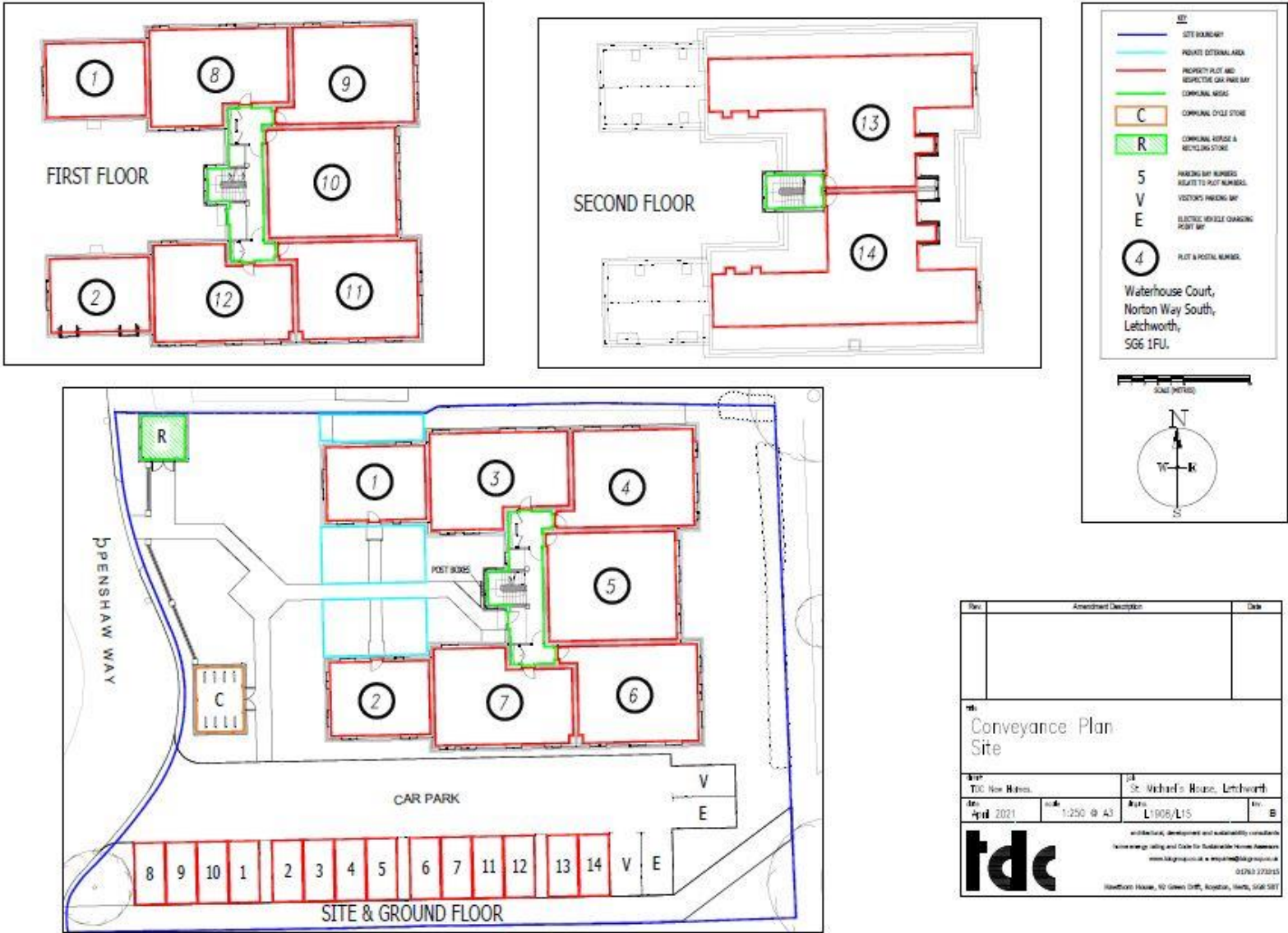
Plots 7 & 12 (3 & 8 similar)



Typical Dwelling Floor Plans
Plots 7 & 12 (Plots 3 & 8 similar).
Gross Internal Area: 70.94 sq. m - 763.60 sq. feet
For Identification Only - Not To Scale

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Site plan showing parking



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