



Ralph Swinger Place, Letchworth Garden City, Hertfordshire. SG6 3GZ

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2 Bedroom Retirement Property

£425,000 Leasehold

A well-presented two-bedroom first floor apartment set within an exclusive development with lift access and a private balcony. The property offers a spacious lounge, separate dining room and a modern kitchen/breakfast room with underfloor heating. Further benefits include two double bedrooms, a bathroom and en-suite, landscaped communal gardens, a private indoor swimming pool and a single garage.



- First floor apartment with lift access
- Two double bedrooms with fitted wardrobes
- Private decked balcony
- Spacious lounge with French doors
- Kitchen/breakfast room with integrated appliances
- Underfloor heating to main living areas
- Private indoor swimming pool
- Single garage
- EPC rating B. Council tax band D

Ground Floor:**Communal Entrance:**

Secure communal entrance accessed via intercom system, with both stairs and lift providing access to the first floor.

First Floor:**Entrance:**

Private front door opening into the apartment.

Dining Room:

Approximately 14' 10" x 10' 8" (4.52m x 3.25m) A generous and versatile dining room featuring two useful storage cupboards and seamless access to both the kitchen and lounge. Underfloor heating throughout enhances comfort and practicality.

Lounge:

Approximately 15' 9" x 11' 11" (4.80m x 3.63m) An impressive living space enjoying double glazed French doors opening onto the balcony, complimented by a side window for additional natural light. Features include an attractive fireplace, underfloor heating and a TV point.

Balcony:

Attractive decked balcony accessed from the lounge, enjoys pleasant views across the development and communal gardens.

Kitchen/Breakfast Room:

Approximately 13' 11" x 9' 1" (4.24m x 2.77m) A real standout feature of the apartment, the kitchen/breakfast room is fitted with a comprehensive range of matching base and eye-level units offering excellent storage. Integrated appliances include an electric oven with gas hob, fridge, freezer and washing machine. Finished with ceramic tiling, underfloor heating and a double glazed window overlooking the rear aspect.

Inner Hallway:

Providing access to both bedrooms and the main bathroom.

Master Bedroom:

Approximately 14' 5" x 10' 3" (4.39m x 3.12m) A well-proportioned principal bedroom with double glazed windows overlooking the development, dressing area with fitted wardrobes and direct access to the main bathroom.

Bathroom:

Luxurious suite comprising a low-level WC, wash hand basin and bath with shower over. Accessed from both the hallway and the master bedroom.

Bedroom Two:

Approximately 11' 7" x 10' 2" (3.53m x 3.10m) A spacious second double bedroom with fitted wardrobes, double glazed window overlooking the development and door leading to the en-suite.

En-Suite:

Comprising a low-level WC, wash hand basin and fully tiled shower cubicle. Ceramic tiling and a double glazed side window.

Outside:**Communal Gardens:**

Beautifully landscaped communal gardens maintained to a high standard for residents to enjoy, along with ample visitor parking. Residents also benefit from access to a private indoor swimming pool with changing facilities and shower.

Garage:

Single garage with electronic up-and-over door, complete with power and lighting

Additional Information:**Agents Note:**

Draft details yet to be approved by the vendor and may be subject to change.

Anti-Money Laundering:

Anti-Money Laundering (AML): It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.





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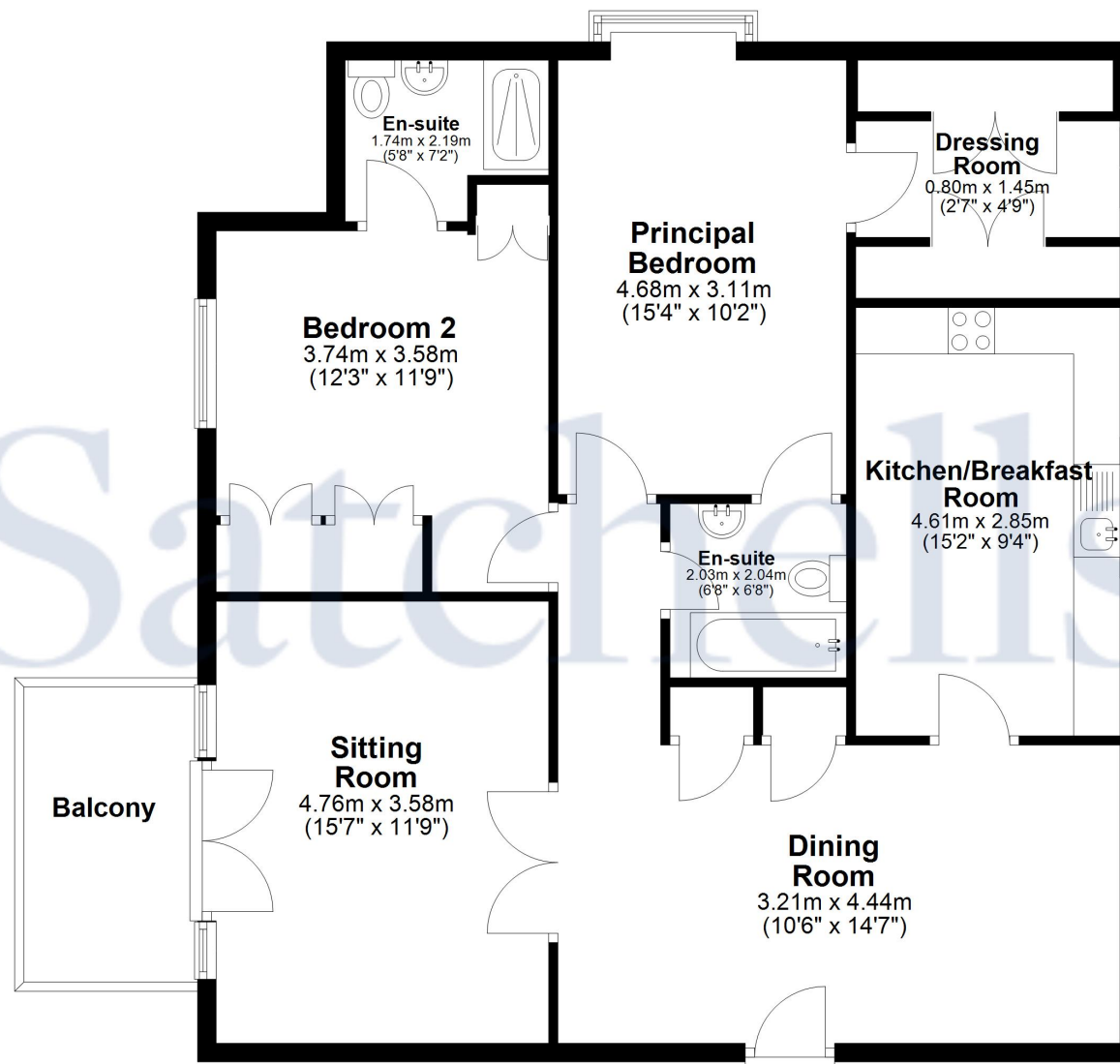


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Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.