



68 High Avenue, Letchworth Garden City, Hertfordshire. SG6 3QW

| Satchells





## 2 Bedroom Apartment £210,000 Leasehold

Offered to the market CHAIN FREE, this impressive sized, two bedroom first floor maisonette offers generous living space in a quiet residential area of Letchworth. Conveniently located just a short walk from the town and mainline station, this property offers an excellent opportunity for investment. With a convenient garage located on-block and communal parking.



- Chain free
- Two bedroom maisonette
- Perfect investment
- Communal parking
- Walking distance to town and mainline station
- Modern fitted shower room
- Large living space
- Fitted storage
- Leasehold – 82 Years
- EPC rating C. Council tax band B

## **Ground Floor**

### **Entrance Hall:**

Wooden door to front. Integrated door mat with carpeted stairs to first floor.

## **First Floor**

### **Lounge/Diner:**

Abt. 20' 6" x 16' 6" (6.25m x 5.03m) Carpet. Dual aspect double glazed windows to front and rear. Two radiators. Fitted storage cupboards.

### **Kitchen:**

Abt. 7' 6" x 7' 5" (2.29m x 2.26m) Lino flooring. Double glazed window to rear. Boiler. Worktops with tiled splashback and a range of wall and base mounted units with integrated oven, electric hob, extractor and sink/drainage. Space for plumbed appliances.

## **Bedroom One:**

Abt. 12' 5" x 9' 8" (3.78m x 2.95m) Carpet. Radiator. Double glazed window to front aspect. Storage cupboard (over stair). Fitted wardrobes and wall units.

## **Bedroom Two:**

Abt. 11' 5" x 8' 4" (3.48m x 2.54m) Carpet. Radiator. Double glazed window to front aspect. Fitted wardrobes.

## **Shower Room:**

Tiled floor. Tiled walls. Double glazed privacy window to rear aspect. Radiator. Walk in shower with wall mounted head and glass screen. WC. Wash basin.

## **Outside**

### **Communal Grounds:**

Well maintained lawn spaces and established trees and planting.

**Parking:**

Communal parking to front of property with on road parking also available.

**Garage:**

Up and over door. Located on-block.

**Additional Information****Agents Note:**

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

**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.







These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

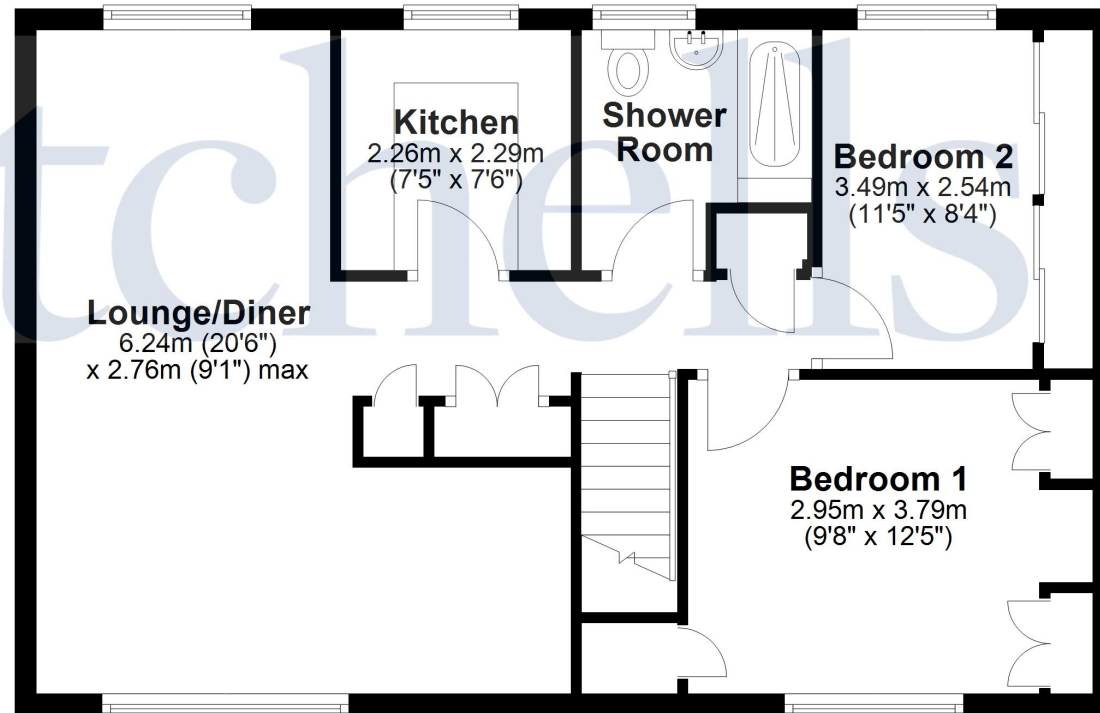
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## Ground Floor



## First Floor



For illustration 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.