



Western Way, Letchworth £190,000 Offers in Excess of

No onward chain - move in or rent out with zero delay | Split-level layout over two floors, offering house-like space and separation | 721 sq. ft. of internal space - larger than many two-bedroom houses nearby | Two generous bedrooms with flexibility for guests, work, or sharers | Fitted kitchen with built-in oven, hob, and space for your appliances | Spacious lounge with room to relax, work, and dine | Modern bathroom with a shower over the bath and neutral finish | Handy outside storage cupboard for bikes, tools, or bulky items | Strong investment potential - previously let for 3+ years with 6%+ gross yield | Great first home or long-term rental - ideal for new chapters and next steps | Easy access to town, trains and the A1 — ideal whether you're commuting or just popping out for coffee |



A Surprisingly Spacious Start — or a Smart Addition to Your Portfolio!

If you're after space, practicality and value – but don't fancy a DIY project – this split-level flat on Letchworth's Grange estate delivers.

The Grange is a well-established residential area to the north of town, known for its mix of houses and generously sized flats like this one - more space for your money, without compromising on day-to-day convenience.

At 721 sq. ft., it's bigger than many two-bedroom houses in Letchworth, spread over two floors with a proper layout that makes sense for how people actually live.

The building itself isn't going to win awards for architecture - least not today - but that's why you get so much more for your money here. And once inside, you'll see why it stands out.

The kitchen is well laid out with plenty of worktop and appliance space, and there's room for a small table if you want one. The living room is full-width at the back and opens onto a private balcony - a real bonus if you want a bit of outside space for a morning coffee or evening wind-down.

Upstairs, the two bedrooms are both excellent sizes and the bathroom is modern and ready to go. No immediate work. No compromise on layout. Just move in, furnish and make it your own.

If you're a first-time buyer or starting fresh, this is a brilliant option - affordable, roomy, and a great base to build from. For Emile Dale Academy parents, it's close enough for convenience but big enough for your child to have their own space. And if you're an investor, it ticks every box: rental-ready with a gross yield over 6% at £13,200 pa and minimal hassle.



There's also a private outdoor storage cupboard, and plenty of on-street parking nearby - practical touches that make everyday life more convenient, whether it's bikes, tools, or keeping things tidy.

Western Way puts you within easy reach of the town centre, local shops, bus routes and countryside walks. And with Letchworth Garden City train station around 20 minutes on foot, London is still within reach for commuters or tenants.

This isn't a flat that's trying too hard to impress - it's simply a solid, sensible and surprisingly spacious home with real-world appeal.

| **ADDITIONAL INFORMATION**

Lease remaining - 102 years and 6 months

Ground Rent: £10 P.A. Service Charges: £721.08 P.A.

Council Tax Band - B - £1,790.95 P.A.

EPC Rating - D

Gas Central Heating

| **GROUND FLOOR**

Living Room: Approx 15' 7" x 11' 5" (4.75m x 3.48m)

Kitchen: Approx 12' 8" x 8' 8" (3.86m x 2.64m)

| **FIRST FLOOR**

Bedroom One: Approx 15' 7" x 8' 5" (4.75m x 2.57m)

Bedroom Two: Approx 14' 1" x 9' 4" (4.29m x 2.84m)

Bathroom: Approx 7' 4" x 5' 5" (2.24m x 1.65m)

| **OUTSIDE**

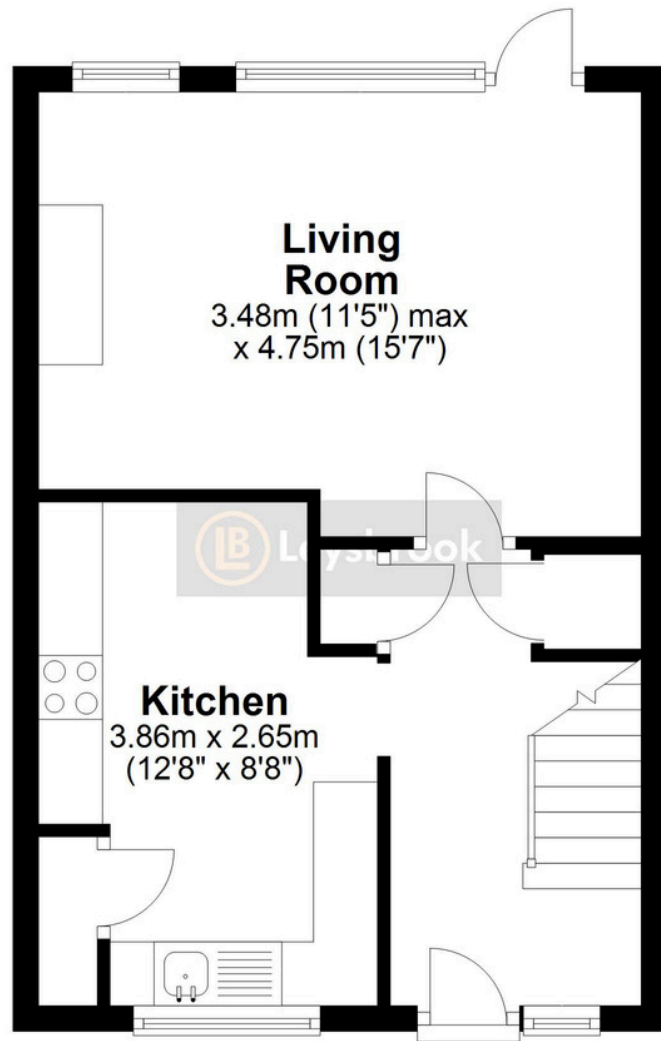
Balcony

Two secure storage cupboards



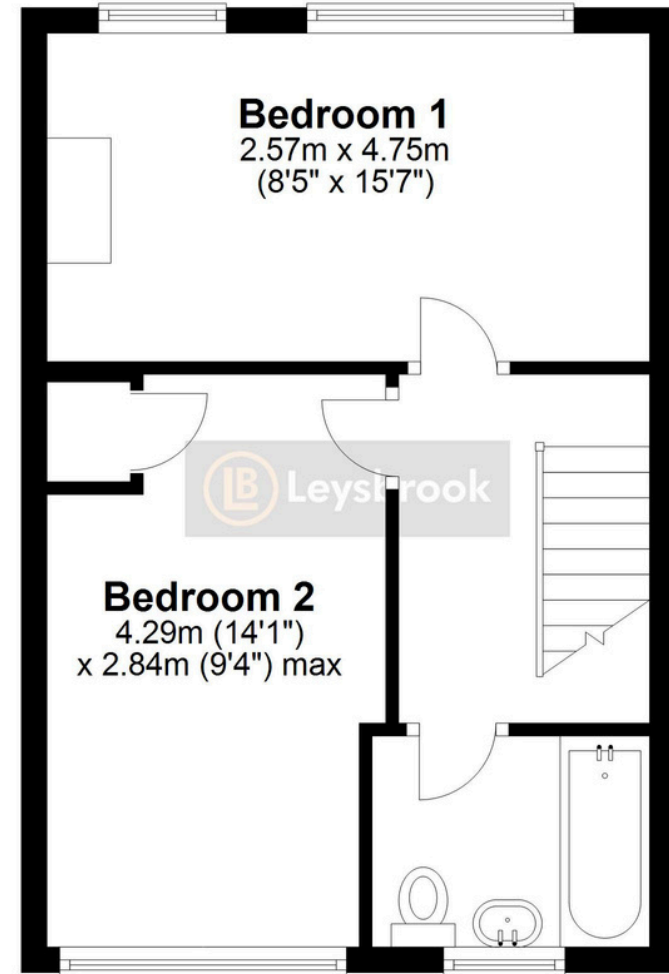
Ground Floor

Approx. 32.6 sq. metres (351.1 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.5 sq. feet)



Total area: approx. 67.0 sq. metres (721.7 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.



Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC