



Chagny Close, Letchworth, Herts, SG6 4BZ

£235,000

Lane & Bennetts are proud to bring to the market this two bedroom, newly refurbished first floor flat. Wooden floors throughout, a modern shower room, brand new kitchen with fully integrated appliances and feature fireplace give this flat a very contemporary feel. This flat is situated only a 10 minute walk to the station and town centre. Perfect for first time buyer, commuter or investor!



- FIRST FLOOR TWO BEDROOM APARTMENT
- MODERN KITCHEN WITH APPLIANCES
- UPDATED BATHROOM SUITE
- BAY WINDOW & FEATURE FIREPLACE TO LOUNGE ROOM
- ALLOCATED PARKING SPACE
- AVAILABLE CHAIN FREE
- CLOSE TO STATION & TOWN CENTRE
- LEASEHOLD: 154 yrs remaining | Council Tax Band: B | EPC: C

AGENTS NOTES

Tenure: LEASEHOLD 154 years remaining | Council Tax Band: B | EPC: C | Service Charge £

Letchworth Garden City was conceived in the early 1900's to combine the urban & rural ethos, with plenty of open green spaces and delightful pockets of parkland. Leisure & sports interests are also well catered for as within a mile you can choose between Letchworth Garden City's renowned golf club, Letchworth Tennis club, the Letchworth Cricket & hockey clubs and Nuffield Health gym & spa., as well as the 100 acre Norton Common, Swimming Lido and Bowls club. The town centre boasts a four screen cinema and theatre as well as an excellent range of eateries and drinking establishments, together with a wide range of attractions including museums, art galleries, a four screen cinema, swimming pool, open green spaces, parks and gardens, yet only 29 minutes from Kings Cross & Moorgate, 28 minutes to Cambridge, whilst the A1(M) is a few minutes' drive, and London Luton Airport 25 minutes away.

THE LETCHWORTH GARDEN CITY HERITAGE FOUNDATION

To maintain the integrity of the Garden City concept and design, properties are subject to the additional planning requirements of the Heritage Foundation.

Costs associated with Purchase : Dependent on the price of the property you will incur;

Stamp duty (Most major portals have a free to use calculator)

Land Registry Fees see government website : <https://fee-calculator.landregistry.gov.uk/>

Solicitor cost for buying and selling : We suggest contacting three local solicitors for a quote, please ask us for recommendations.