



Station Road, Letchworth Garden City SG6 3AU





1 Bedroom Apartment £195,000 Leasehold

The IDEAL investment or FIRST TIME BUY. Offered to the market CHAIN FREE, this bright, spacious and fully modern ONE bedroom apartment is conveniently located within Letchworth Town Centre and is situated around the corner from the MAINLINE station. Benefitting from a long 147 YEAR lease and new home build warranty, this 'TURN KEY' apartment is not to be missed.

- IDEAL investment offering 6.4% Yield
- CHAIN FREE
- TOWN CENTRE LOCATION
- 7 year new home build warranty
- Long lease - 147 years remaining
- Very well presented
- Modernised throughout
- Bright and spacious
- Ground rent £200 per annum. Service charge £780 per annum
- EPC rating C. Council tax band B

First Floor:**Entrance Hall:**

Wooden flooring. Intercom phone. Leading through to rest of accommodation. Storage cupboard.

Living Room: / Kitchen:

Living Room: Wooden flooring. Spotlights. Electric radiator. Dual sash windows to rear. Open plan to kitchen.

Kitchen: Modern fitted kitchen with integrated microwave, oven, fridge/freezer, extractor fan, electric hob and dishwasher. Breakfast bar. Worktops with a range of wall and base mounted units. Spot lights. Open plan to living room.

Bedroom:

Wooden flooring. Spot lights. Electric radiator. Dual sash windows to rear.

Bathroom:

tiled flooring. Part walled tiles. Bath with wall mounted shower and glass shower screen, low level WC with an integrated cistern and wash hand basin with vanity unit. Wall mounted mirror cabinet.



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.

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.