



Icknield Way, Letchworth Garden City, Hertfordshire. SG6 4AE

| Satchells



## 2 Bedroom Maisonette £280,000 Leasehold

Offered to the market chain free, this spacious two bedroom, ground floor maisonette is conveniently located just a short walk from Letchworth town centre and mainline station. Ideal for first time buyers, investors and downsizers, this well-proportioned property also benefits from an additional study and open plan living space.

- Chain free
- Two double bedrooms
- Ground floor maisonette
- 0.4 mile from the mainline station and town
- Generous living space
- Open plan kitchen
- Office/study space
- On-road parking
- Leasehold - 124 years remaining
- EPC rating D. Council tax B

**Ground Floor:****Entrance Hall:**

Wood flooring. Radiator. Storage cupboard. Door and window to front.

**Living Room:**

Abt. 15' 2" x 11' 9" (4.62m x 3.58m) Large double glazed window to rear aspect. Wood flooring. Radiator. Open plan to kitchen/diner split with breakfast bar.

**Kitchen/Diner:**

Abt. 15' 0" x 9' 3" (4.57m x 2.82m) Tiled flooring. Double glazed windows to front aspect. Worktops with tiled splashback and range of wall and base mounted units with integrated oven, electric hob and extractor. Space for white goods. Boiler. Space for dining table. Breakfast bar.

**Study:**

Abt. 5' 9" x 8' 2" (1.75m x 2.49m) Laminate flooring. Meter cupboards. Double glazed privacy window to side aspect.

**Bedroom One:**

Abt. 11' 9" x 10' 4" (3.58m x 3.15m) Wood flooring. Radiator. Large double glazed window to rear aspect. Built-in wardrobes.

**Bedroom Two:**

Abt. 10' 1" x 10' 3" (3.07m x 3.12m) Wood flooring. Radiator. Double glazed window to front aspect. Built-in wardrobes/cupboards.

**Bathroom:**

Abt. 6' 2" x 8' 5" (1.88m x 2.57m) Laminate flooring. Tiled walls. Double glazed privacy window to front aspect. Extractor. Bath with mixer taps. Walk-in shower with glass door and wall mounted shower head. WC. Wash basin.

**Outside:****Communal Grounds:**

Well maintained lawn space to front and communal lawn to rear. Trimmed hedging and pathway to front door. Space for bins to side of property.

## **Additional Information:**

### **Anti-Money Laundering:**

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.

### **Agents Note:**

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

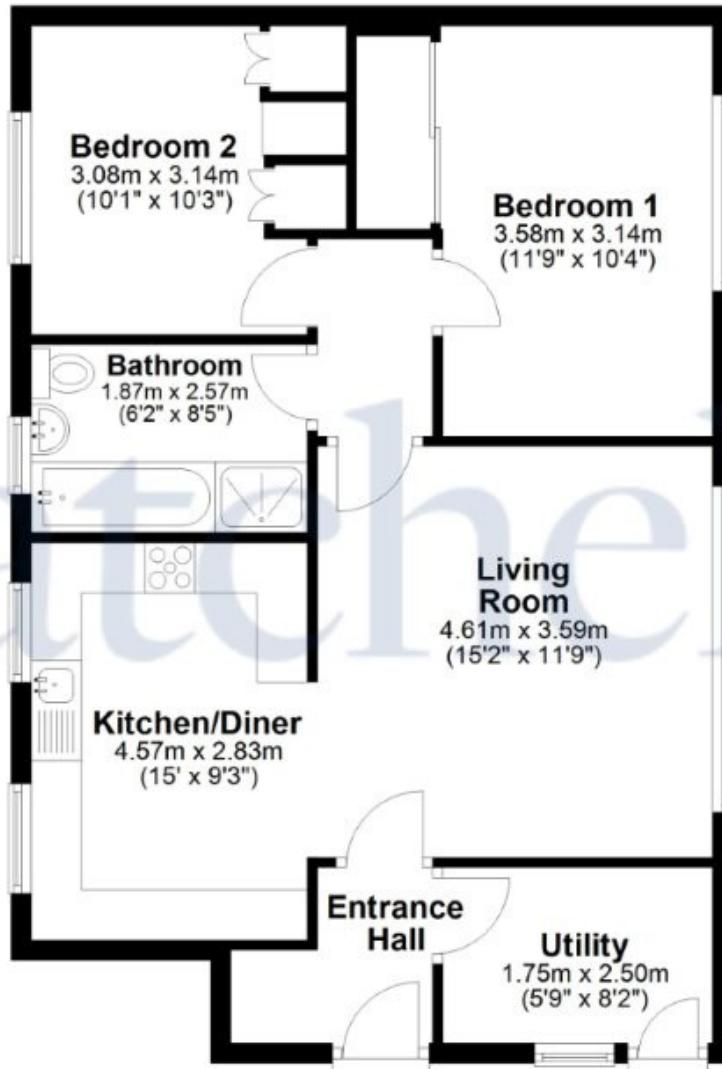




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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



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.

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