



Leys Avenue, Letchworth Garden City SG6 3EP

| Satchells



2 Bedroom Apartment £325,000 Leasehold

Situated in the heart of Letchworth town centre, this very well-presented two bedroom, two bathroom apartment offers modern and spacious accommodation throughout, ideally suited for commuters. The property benefits from an allocated parking space, video intercom system, and within easy walking distance of the mainline station —making it an ideal first-time purchase or investment opportunity.



- Two bedrooms
- En-suite to principal bedroom
- Well presented and spacious
- Integrated appliances
- Town centre location
- Allocated parking
- Video intercom entry system
- Leasehold - 162 years remaining
- EPC rating C. Council tax band C

Top Floor:**Hallway:**

Laminate flooring. Storage/boiler/utility cupboard. Electric heater.

Living Space:

Abt. 17' 3" max x 17' 11" (5.26m max x 5.46m)

Living Room: Laminate flooring. Double glazed windows. Electric radiator. Spotlights. Sockets. Open plan to kitchen/dining space.

Kitchen: Laminate flooring. Open plan to living space. Space for dining table. Spotlights. Worktops with a range of wall and base mounted units and integrated sink/drainer, microwave, electric hob, oven, dishwasher, fridge/freezer and extractor.

Bathroom:

Suite comprising bath with mixer taps and glass screen, low level WC and wash basin. Mirrored wall. Heated towel rail. Extractor.

Bedroom One:

Abt. 16' 6" x 9' 2" (5.03m x 2.79m) Spotlights. Electric radiator. Double glazed window. Carpet. Wardrobes. Door to en-suite.



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.

En-Suite:

Corner shower with wall mounted head and glass doors. WC. Wash basin. Mirrored wall. Heated towel rail. Extractor.

Bedroom Two:

Abt. 12' 7" x 9' 2" (3.84m x 2.79m) Spotlights. Electric radiator. Double glazed window. Carpet.

Additional Information:**Agents Note:**

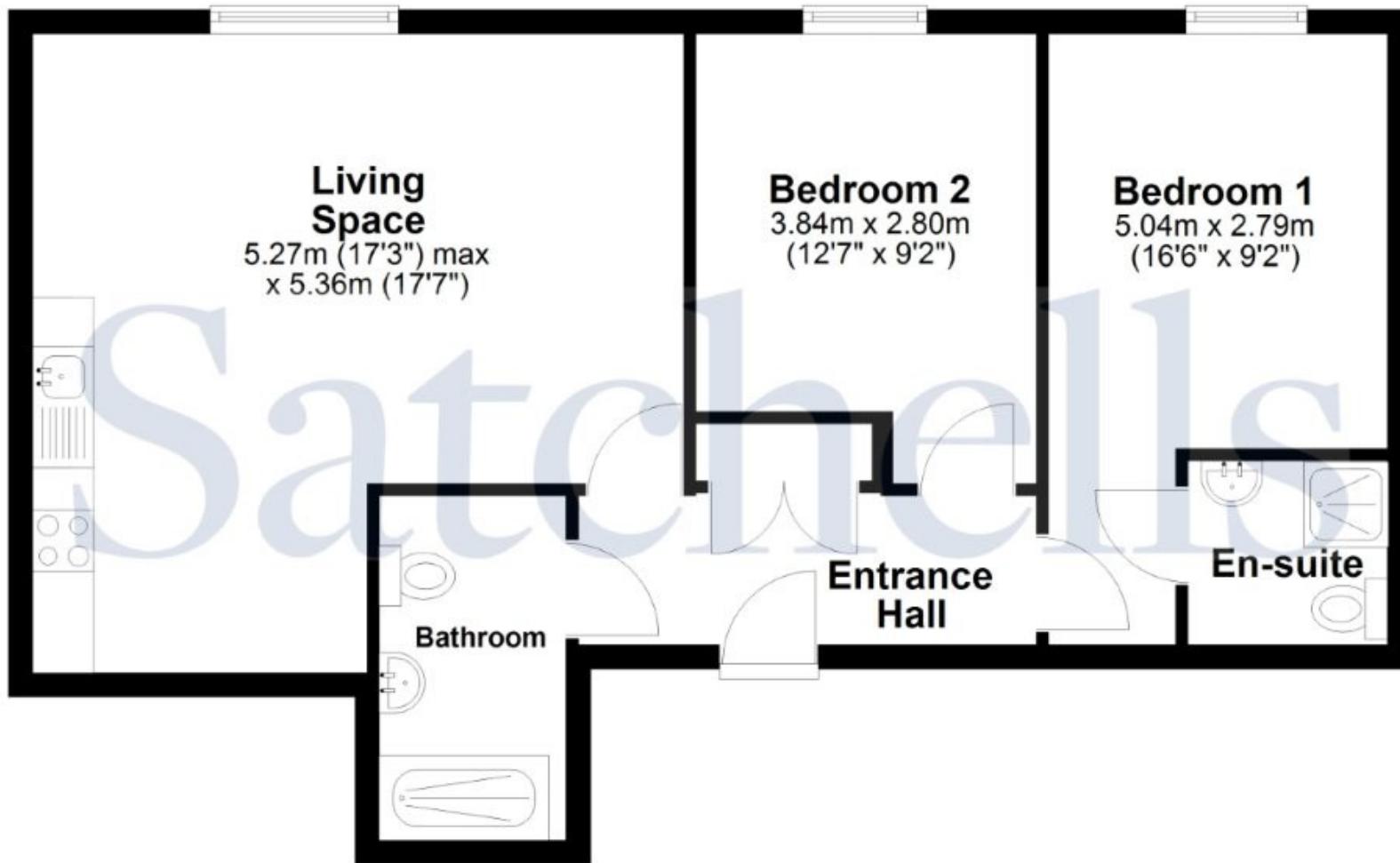
Draft details yet to be approved by the vendor and maybe subject to change.

Anti-Money Laundering:

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.

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Ground 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.