



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

Move-In Ready Condition: Perfect for first-time buyers who want a hassle-free transition—no need for renovations or updates, just unpack and settle in | **Two Bedrooms:** Enjoy flexibility with a master bedroom for comfort and a second bedroom perfect as a nursery, guest room, or home office—tailor it to your needs | **6% Gross Annual Return for Investors:** A solid, high-demand investment opportunity that practically guarantees a strong rental yield | **Modern, Compact Kitchen:** Designed for efficiency, the smart kitchen lets you spend less time cleaning and more time savoring life's moments | **Vinyl Kitchen Flooring:** Durable and easy to clean, it's designed to withstand the spills and messes of everyday life, making maintenance a breeze | **Neutral Carpets in Bedrooms:** Warm, neutral tones create a cozy atmosphere and allow you to personalise the space to your taste without extra work | **Off-Street Parking:** Avoid the daily hassle of searching for a spot—your private parking space means convenience and peace of mind | **Proximity to GREENWAY and Countryside:** Ideal for nature lovers and fitness enthusiasts, with endless trails and scenic views just a short walk away | **40-45-Minute Train to Central London:** Save precious time on your commute, giving you more hours in the day for what really matters | **Strong Community Vibe:** Letchworth offers more than just a place to live—immerse yourself in a welcoming community with all the amenities you need close by



Ready to start your next chapter? Whether you're leaving the nest, upgrading from a rental, or seeking a solid investment, this two-bedroom flat in Letchworth offers the perfect blend of comfort, convenience, and independence.

Why You'll Love This Home

The Price: Where else can you find a great modern style TWO bedroom apartment for this price?

Your Own Space: Say goodbye to tiptoeing around—enjoy the freedom and privacy of your own place in this well-built, 30-year-old property that's practical and fuss-free.

Versatile Living: The second bedroom is ideal as a nursery, guest room, or home office, allowing you to finally achieve that work-life balance.

Commuter's Dream: Letchworth offers more than just a home; it's a time-saver. A 45-minute train ride takes you to central London, while Brighton's beaches and Gatwick Airport are just a bit further. The A1(M) is your gateway north and south.

Simple and Smart: The compact kitchen is designed for easy living—spend less time cleaning and more time enjoying life. Neutral bedroom carpets keep things cozy.

Move-In Ready: Investors, take note—this flat offers a strong 6% gross annual return. For first-time buyers, it's a hassle-free start.

Life in Letchworth

Letchworth isn't just a commuter town; it's a vibrant community surrounded by open countryside. Whether you're a dog walker, jogger, or social butterfly, the town caters to your lifestyle. With the GREENWAY and North Hertfordshire countryside nearby, plus excellent local amenities, you'll feel right at home.



Practical Perks

Off-street parking takes the stress out of your daily routine, and durable vinyl kitchen flooring stands up to life's little spills.

If You're Thinking, "This Sounds Perfect For Me," Then It's Time To Take Action. This isn't just a property; it's your stepping stone to a new beginning. Don't just dream it—live it here in Letchworth.

Take a look and secure this gem before someone else does!

| ADDITIONAL INFORMATION

Council Tax Band - B - £1,553.56 P.A.

EPC Rating - C

Lease Length - 92 years remaining

Service Charge - £65.00 P.A.

| SECOND FLOOR

Living Room: Approx 23' 1" x 11' 2"MAX (7.04m x 3.40m MAX)

Kitchen: Approx 9' 6" x 5' 6" (2.90m x 1.68m)

Bedroom One: Approx 10' 2" x 9' 10" (3.10m x 3.00m)

Bedroom Two: Approx 8' 5" x 6' 8" (2.57m x 2.03m)

Bathroom: Approx 7' 1" x 5' 8" (2.16m x 1.73m)

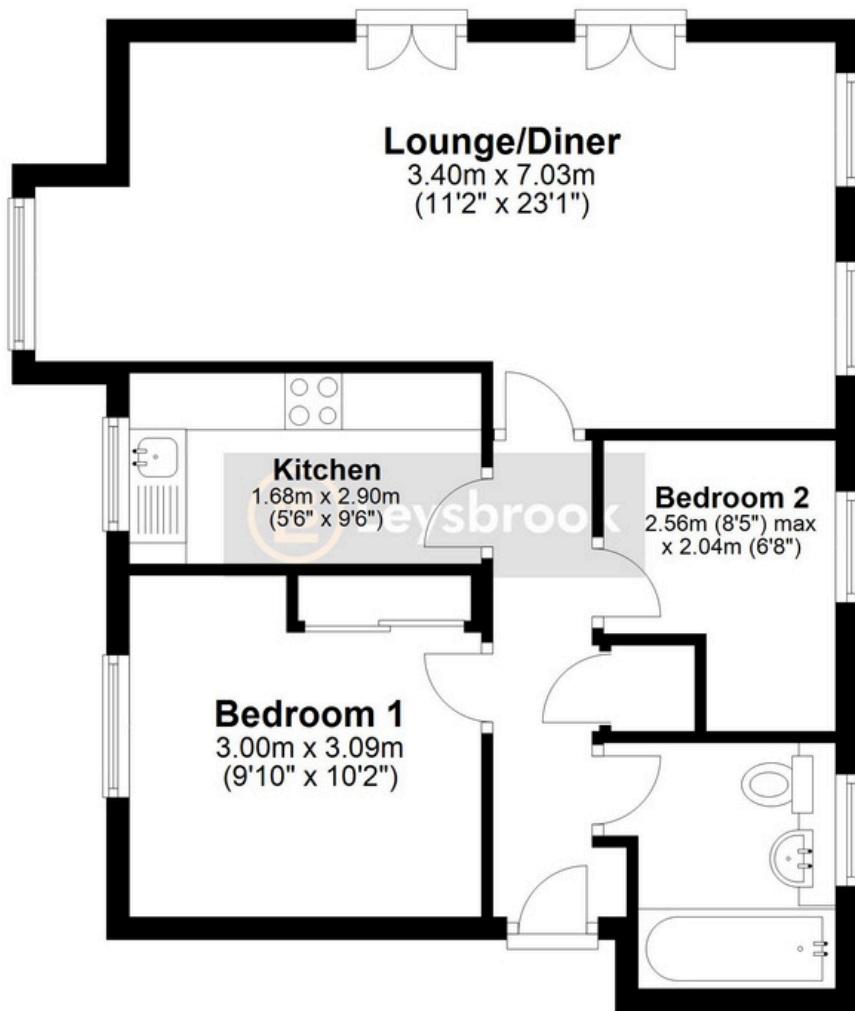
| OUTSIDE

Allocated off road parking



Second Floor

Approx. 49.7 sq. metres (534.9 sq. feet)



Total area: approx. 49.7 sq. metres (534.9 sq. feet)

ysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout. It should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure accuracy, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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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