



Flat 19 Park Court, Norton Way South, Letchworth Garden City SG6 1NH

Satchells



2 Bedroom Apartment £250,000 Leasehold

Spacious two-bedroom apartment within easy reach of Letchworth Garden City town centre and mainline station. Offering a bright and generous living/dining room, separate fitted kitchen, and fully tiled bathroom, two good size bedrooms the property provides well-proportioned accommodation throughout with excellent potential to modernise. Ideal for first-time buyers, investors, or downsizers.



- Two bedroom apartment
- Chain free
- Spacious lounge
- Allocated parking
- Lift facility and stairs to all floors
- 0.4 mile to mainline station
- Leasehold
- Close to town and amenities
- Awaiting EPC. Council tax band C

Ground Floor

Kitchen:

Abt. 7' 5" x 8' 5" (2.26m x 2.57m) Range of wall and base mounted units oven, electric hob, boiler, and double stainless-steel sink.

Living Room:

Abt. 11' 11" x 21' 11" (3.63m x 6.68m) Carpet. Windows overlooking front space. Radiator.

Bedroom One:

Abt. 12' 9" x 11' 7" (3.89m x 3.53m) Carpet. Window to front aspect. Radiator. Built in storage.

Bedroom Two:

Abt. 13' 7" x 11' 10" (4.14m x 3.61m) Carpet. Window to front aspect. Radiator. Built in storage and cupboard.

Bathroom:

Tiled walls. Wash hand basin. Bath with taps and & wall mounted shower head. Extractor. Storage cupboard.

Outside

Parking:

Allocated parking space to rear of property.

Communal Grounds:

Well maintained with lawn space and established trees/shrubs. Entrance door with pathway leading to parking.

Additional Information

Agents Note:



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 and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material Information:

We are advised by the seller/landlord of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Mains

Electric: Mains

Drainage: Mains

Flood risk: Low

Mobile/Phone: Good

Tenure: Leasehold

Council Tax Band: C

Council tax payable: TBC

Length of lease: 80 years (vendor is extending)

Ground Rent details: TBC

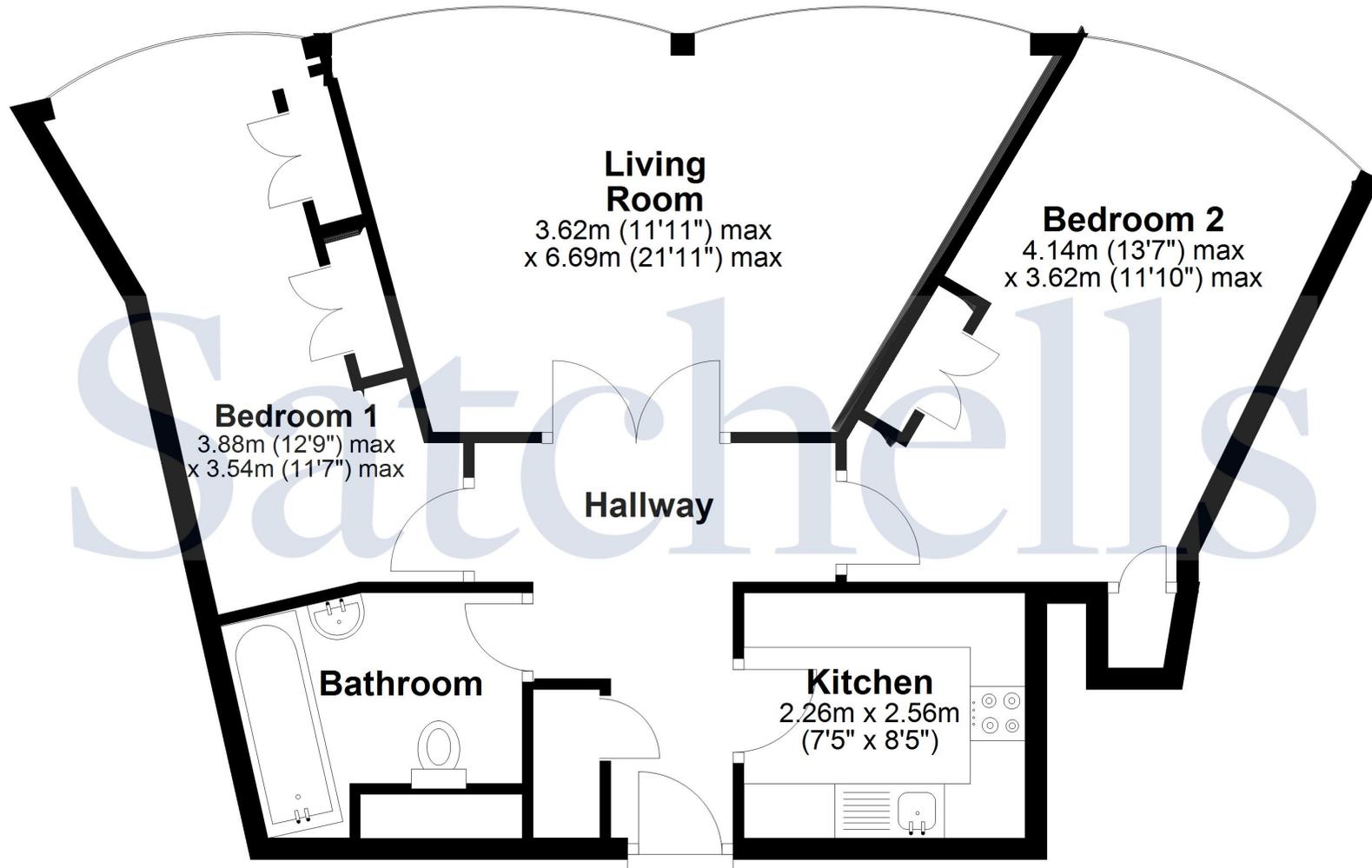
Service charge Details: TBC

For further material information please contact the office marketing this property.

These particulars are a guide only and do not constitute an offer or a contract with. 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, utilities and 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. Some content may have been created with the use of AI. 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 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.