



Ascot Drive, Letchworth Garden City SG6 1FZ







## 2 Bedroom Flat

### £260,000 Leasehold

Offering bright and generous accommodation throughout, this great sized TWO bedroom top floor apartment is conveniently located within easy walking distance from the town centre and mainline station and comes with allocated parking and gas central heating. The ideal first time buy!

- Leasehold – 110 Years remaining
- Allocated parking
- Close to town and mainline station
- Generous master with en-suite
- Top floor apartment
- TWO bedrooms
- Open plan living
- Bright and spacious throughout
- Gas central heating
- EPC rating C. Council tax band C

## Top Floor

### Entrance Hall:

Laminate flooring. Storage and boiler cupboards.

### Living Room:

Abt. 17' 2" x 13' 6" (5.23m x 4.11m) Laminate flooring. Dual aspect double glazed windows. Two radiators. Open plan to kitchen.

### Kitchen:

Abt. 9' 0" x 6' 6" (2.74m x 1.98m) Tiled flooring. Spotlights. Worktops with a range of wall and base mounted units and integrated: oven, hob and cooker hood, dishwasher, sink & drainer and washer/dryer. Extractor.

### Principal Bedroom:

Abt. 20' 3" x 12' 0" (6.17m x 3.66m) Carpet. Two radiators. Double glazed velux windows. Built in wardrobes. En-suite.

### En-Suite:

Tiled floor. Heated towel rail. Walk in shower with glass door, tiled walls and wall mounted shower. Wash basin. WC. Tiled splashback. Extractor.

### Bedroom Two:

Abt. 10' 8" x 10' 2" (3.25m x 3.10m) Carpet. Radiator. Double glazed window.

### Bathroom:

Tiled floor. Heated towel rail. Bath with tiled walls, mixer taps and wall mounted shower. Wash basin. WC. Tiled splashback. Extractor.

### Outside

### Communal Grounds:

Very well maintained consisting of lawn space and established trees and shrubs. Allocated parking bays with visitor spaces.

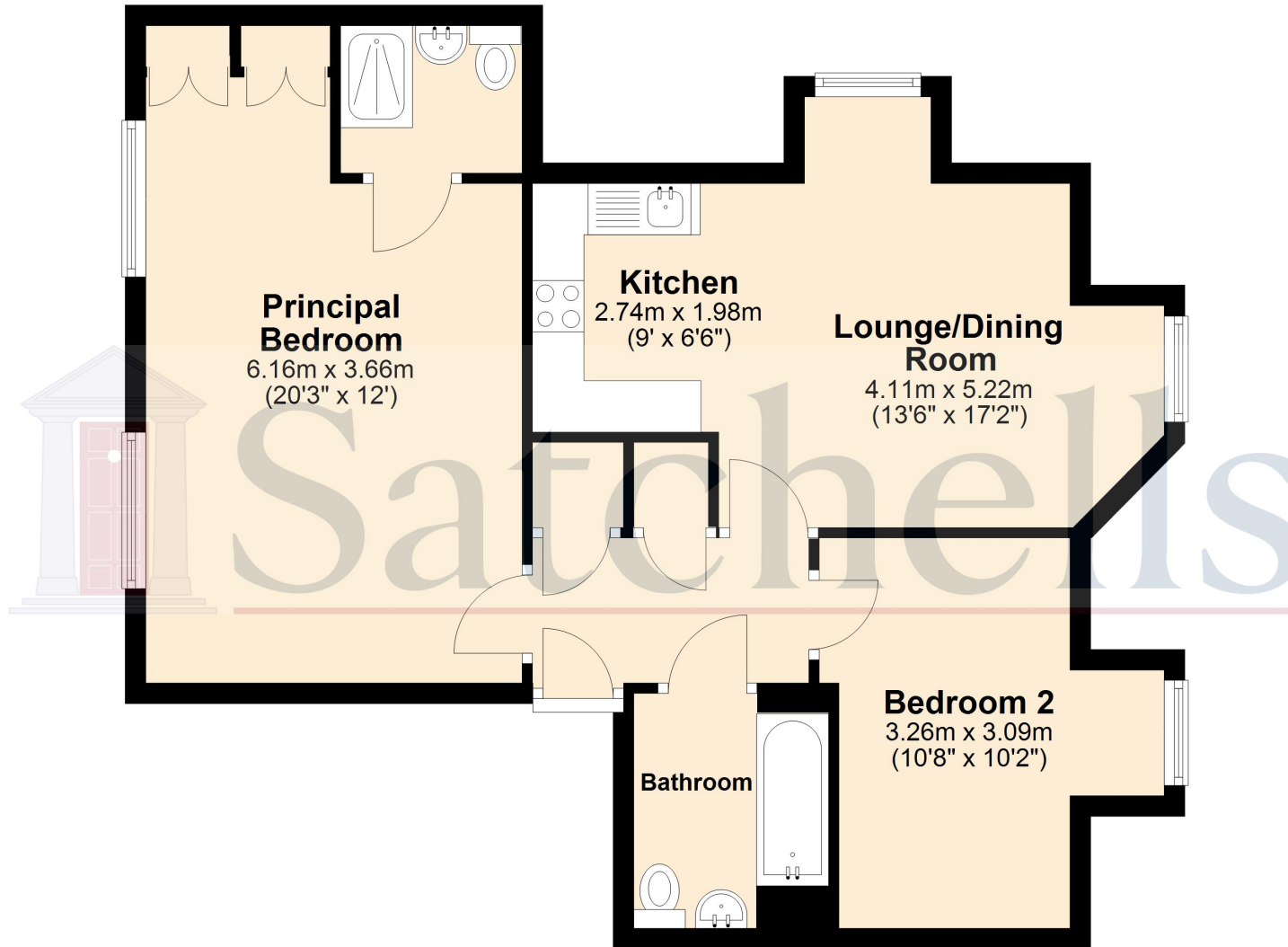
### Parking:

One allocated space. On road parking available also on surrounding streets (no permit required).



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 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.