



Leys Avenue, Letchworth Garden City, Hertfordshire. SG6 3EP

| Satchells



2 Bedroom Apartment Offers Over £300,000 Leasehold

PARKING, LONG 162 year lease & 829 Square Feet! Benefitting from being one of the largest two bed apartments in the block offering 829 square feet of accommodation, this spacious TWO-bedroom, TWO-bathroom apartment is located in the heart of Letchworth town centre. This apartment is situated on the first floor and is further complimented by an allocated parking space. View ASAP to avoid disappointment!

- LARGE 829 square foot apartment!
- TWO Bedrooms
- En-suite to principal bedroom
- Well-presented and spacious
- Integrated Bosch appliances
- Town centre location
- Option to purchase furnishings
- Allocated parking
- Leasehold - 162 years remaining
- EPC rating D. Council tax band B

Ground Floor

Entrance Lobby

Stairs and lift to all floors. Letter box's. Security door to street.

First Floor

Entrance Hall:

Amtico flooring. Electric radiator. Spotlights. Utility/storage and boiler cupboard. Intercom telephone.

Living Room:

Abt. 14' 8" x 22' 3" (4.47m x 6.78m) Open plan to kitchen/dining. Amtico flooring. Double glazed window. Spotlights. Electric radiator.

Kitchen/Dining Room:

Open plan to living room. Amtico flooring. Space for dining table. Worktop with a range of wall and base mounted units with under cupboard lighting and integrated Bosch: Fridge/freezer, microwave, dishwasher, electric hob, extractor fan and oven. Extractor.

Bedroom One:

Abt. 16' 2" x 9' 0" (4.93m x 2.74m) Carpet. Electric radiator. Double glazed window. Space for wardrobes (can be included). Space by door for computer desk. Spotlights. En-suite.

Ensuite:

Tiled flooring. Tiled walls. Heated towel rail. Mirrored wall with shelf. Walk in shower with glass screen. Wash hand basin. Low level WC with integrated cistern.

Bedroom Two:

Abt. 14' 9" x 8' 8" (4.50m x 2.64m) Carpet. Electric radiator. Double glazed window. Space for wardrobes. Space for desk. Spotlights.

Bathroom:

Tiled flooring. Part tiled walls. Heated towel rail. Mirrored wall with shelf. Bath with tiled walls, mixer taps, wall mounted shower and overhead shower with glass screen. Wash hand basin. Low level WC with integrated cistern. Extractor.

Additional Information

Agents Note:

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

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.



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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First 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.