



Station Road, Letchworth Garden City SG6 3BA

| Satchells



## 1 Bedroom Retirement Property £250,000 Leasehold

Located in the heart of Letchworth town centre, this beautifully maintained one bedroom retirement home is offered chain free. Residents can enjoy access to shared communal spaces, including a beautifully tended garden. With its modern design, spacious layout, and exceptional upkeep, this property offers an ideal environment for a peaceful and rewarding retirement.



- Stunning communal gardens
- Service charge £3678 p/annum. Ground rent £425
- One bedroom apartment
- Reception room with juliet balcony
- Retirement property 60+
- Close to local amenities
- Off street parking
- Long lease - 284 years remaining
- Underfloor heating throughout
- EPC rating B. Council tax band B

## Ground Floor

### Entrance Hall:

Spacious entrance hall, carpet throughout, two storage cupboards in entrance hall; one housing the fuse box and the other that has a washing machine/dryer inside. Access to all rooms.

### Living Room:

Abt. 22' 9" x 12' 3" (6.93m x 3.73m) Generous size with fireplace, juliet balcony, full size opening door and windows that make the living room very bright. Carpet flooring throughout. Ceiling lights fitted.

### Kitchen:

Abt. 7' 8" x 7' 3" (2.34m x 2.21m) Modern kitchen with built in kitchen appliances such as oven, microwave, stove, dishwasher and stainless-steel sink. Selection of wall and base units.

### Bedroom One:

Abt. 13' 9" x 10' 9" (4.19m x 3.28m) Large bedroom with walk in wardrobe, window to bring in the natural light. Carpet flooring and ceiling lights fitted.



### Bathroom:

Abt. 7' 2" x 6' 10" (2.18m x 2.08m) Generous size bathroom with toilet, built in wash hand basin and full width shower with glass screen. Heated towel rail and tiled flooring.

### Outside

#### Communal Gardens:

Off street parking, patio area, shrubbery and plants

### Additional Information

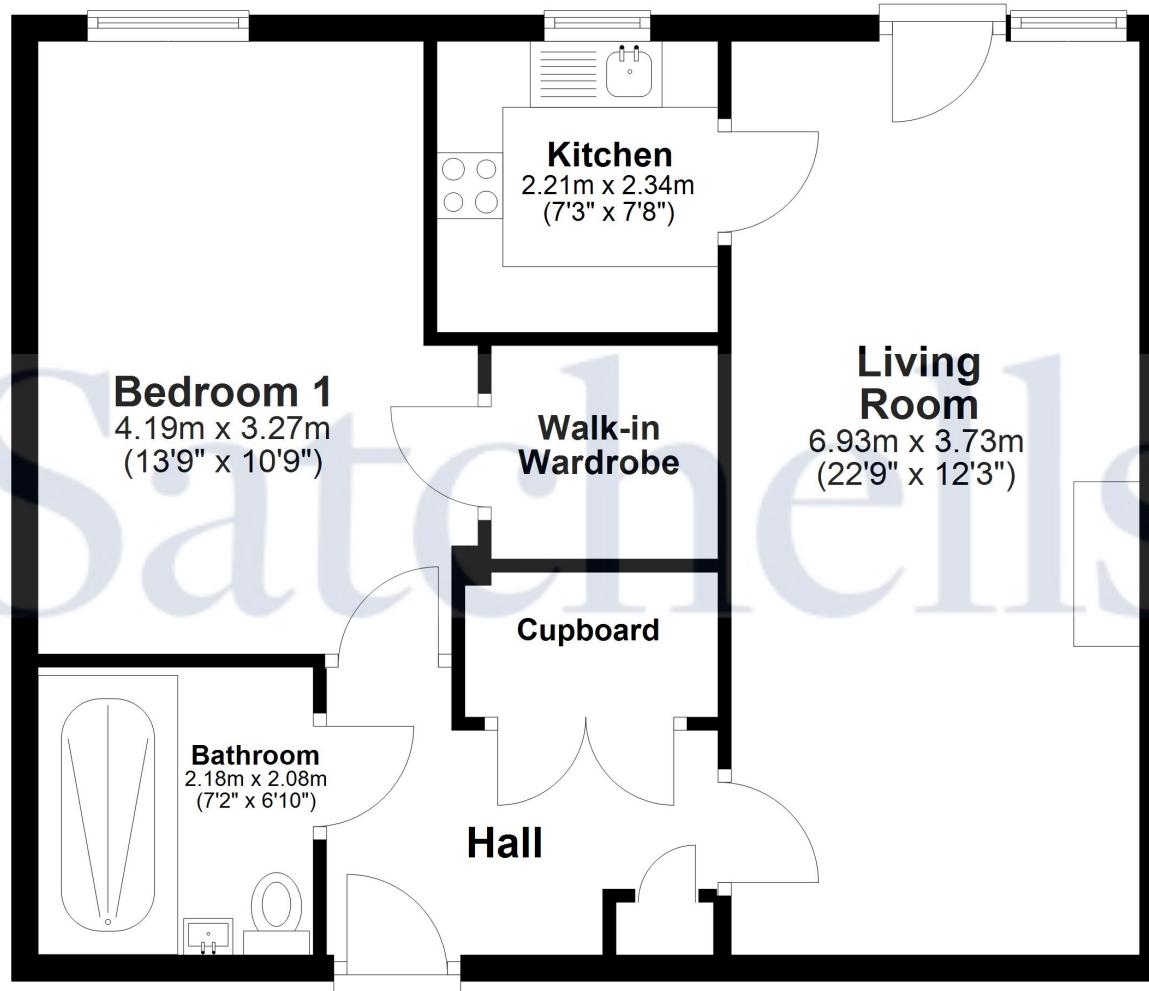
#### Anti-Money Laundering (AML):

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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## Ground Floor



For illustrative 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.