



Birchwood Court, Norton Way North, Letchworth Garden City SG6  Satchells



2 Bedroom Flat

£230,000 Leasehold

A bright, modern and very well presented TWO bedroom FIRST floor apartment located within a desirable area of Letchworth. With allocated parking and located 0.4 miles from Letchworth mainline station, this property offers spacious living and is ideal for those commuting to work, first time buyers and investors alike.



- Bright and modern
- Two bedrooms
- Allocated parking
- Close proximity to Letchworth town centre and mainline station
- Communal gardens
- Modern fitted bathroom suite
- Juliet balcony
- First floor apartment
- EPC rating D. Council tax band B
- Leasehold - 90 years remaining

Ground Floor:

First Floor:

Hallway:

Laminate flooring. Storage cupboard. Cupboard housing hot water tank. Intercom for access.

Living Room:

Abt: 10' 9" x 15' 7" (3.28m x 4.75m) Laminate flooring. Panelled feature wall. Juliette balcony to front. Space for dining table.

Kitchen:

Abt: 6' 1" x 9' 5" (1.85m x 2.87m)

Lino flooring. Tiled splashback.

Worktops with wall and base mounted units. Space for fridge freezer. Plumbed appliances. Electric cooker and hob.

Bedroom One:

Abt: 10' 4" x 12' 8" (3.15m x 3.86m) Laminate flooring. Window to front aspect. Panelled feature wall.

Bedroom Two:

Abt: 6' 9" x 11' 8" (2.06m x 3.56m)

Laminate flooring. Storage cupboard. Window to front aspect.

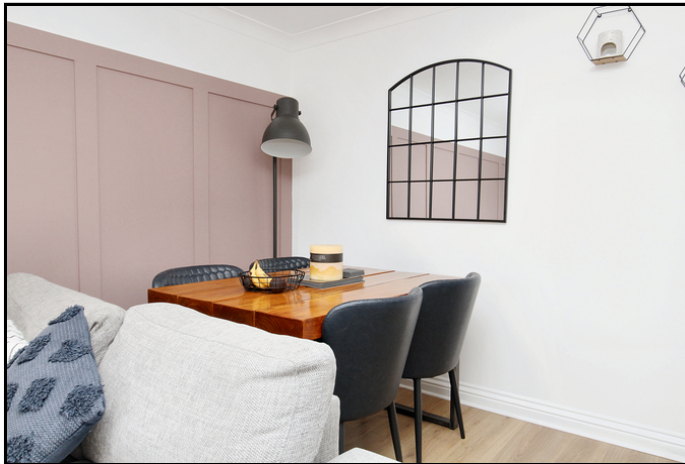
Bathroom:

Tiled floor. Part tiled walls. Bath with shower screen. Wall mounted Shower. Sink with vanity unit. WC. Extractor. Heated towel rail.

Outside:

Parking:

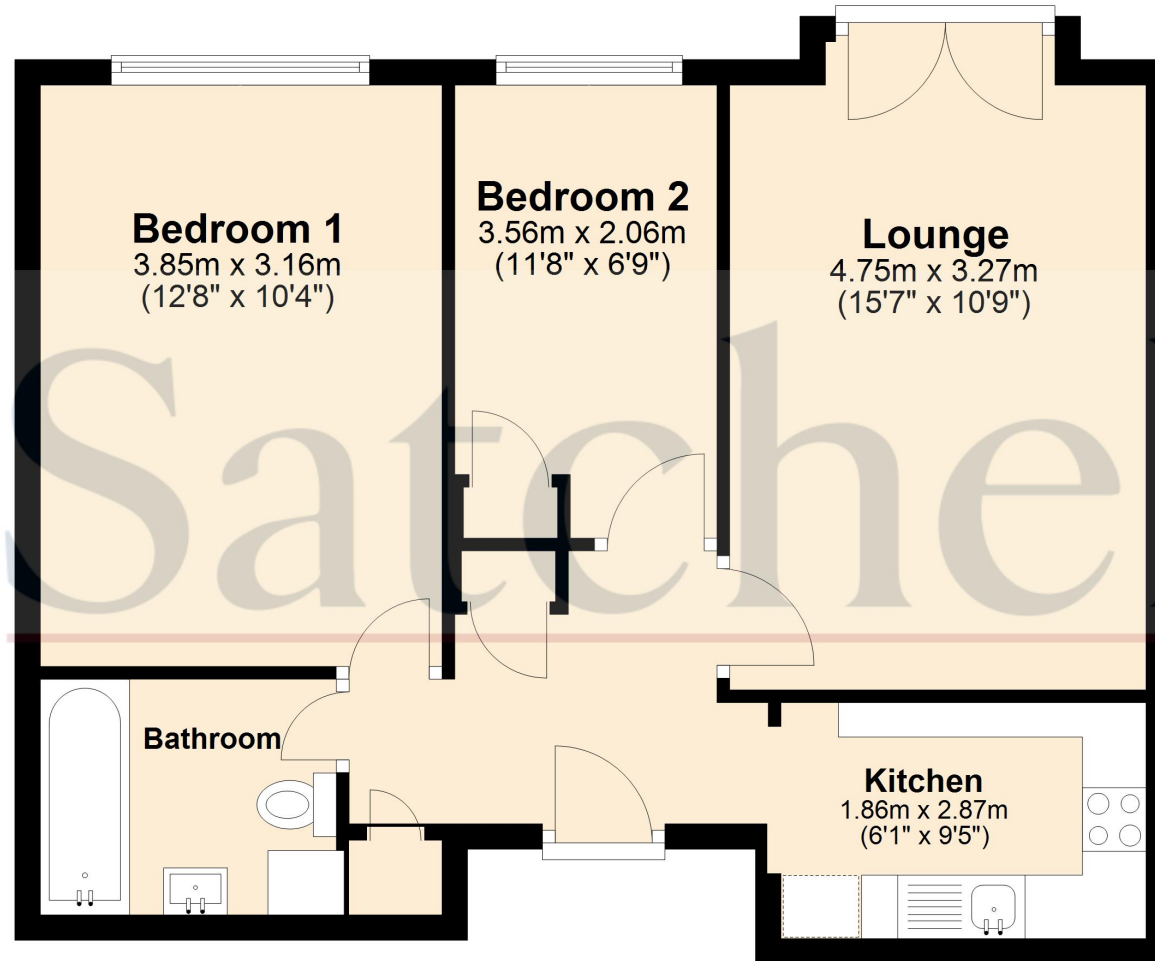
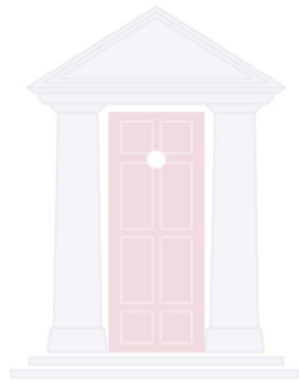
One allocated parking space.





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 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.