



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

| Satchells



2 Bedroom Apartment £325,000 Leasehold

A modern first-floor apartment offering two double bedrooms and two bathrooms, including an en-suite to the principal bedroom. Featuring a bright open-plan living, dining and kitchen area with integrated appliances and two Juliet balconies. The property also benefits from lift access and allocated parking.

- Two bedroom apartment
- Ensuite to principal bedroom
- Open plan living
- Two Juliet balcony's
- Long lease
- Town centre location
- EPC rating C. Council tax band C



Step Inside:

Set inside a well-maintained development! The property is approached via a smart communal entrance hall with lift access and individual post boxes. Upon entering the apartment, a welcoming entrance hall sets the tone for the modern living offered throughout.

This impressive first-floor apartment benefits from two generously sized double bedrooms and two bathrooms, including the en-suite to the principal bedroom. The heart of the home is the bright and spacious open-plan lounge, dining and kitchen area, enhanced by two Juliet balconies offering attractive views across the town centre. The contemporary kitchen is fully equipped with integrated appliances, including a full-sized dishwasher, oven, hob, fridge freezer and microwave, making it ideal for both everyday living and entertaining.

Further accommodation includes a useful utility cupboard, a modern three-piece family bathroom and ample storage. Externally, the property is further complemented by an allocated parking space, adding to the convenience of this stylish and well-located apartment.

About The Area:

Situated in the heart of Letchworth Garden City town centre, the apartment enjoys a prime and highly convenient location with a wide range of shops, cafés, restaurants and leisure facilities close by. The train station is just a short stroll away, offering fast and regular services into London, making this an excellent choice for commuters. Letchworth is renowned for its green spaces, attractive architecture and strong community feel, blending town-centre living with easy access to parks and countryside.

Additional Information

Agents Note:

Draft particulars yet to be approved by vendor and maybe 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.

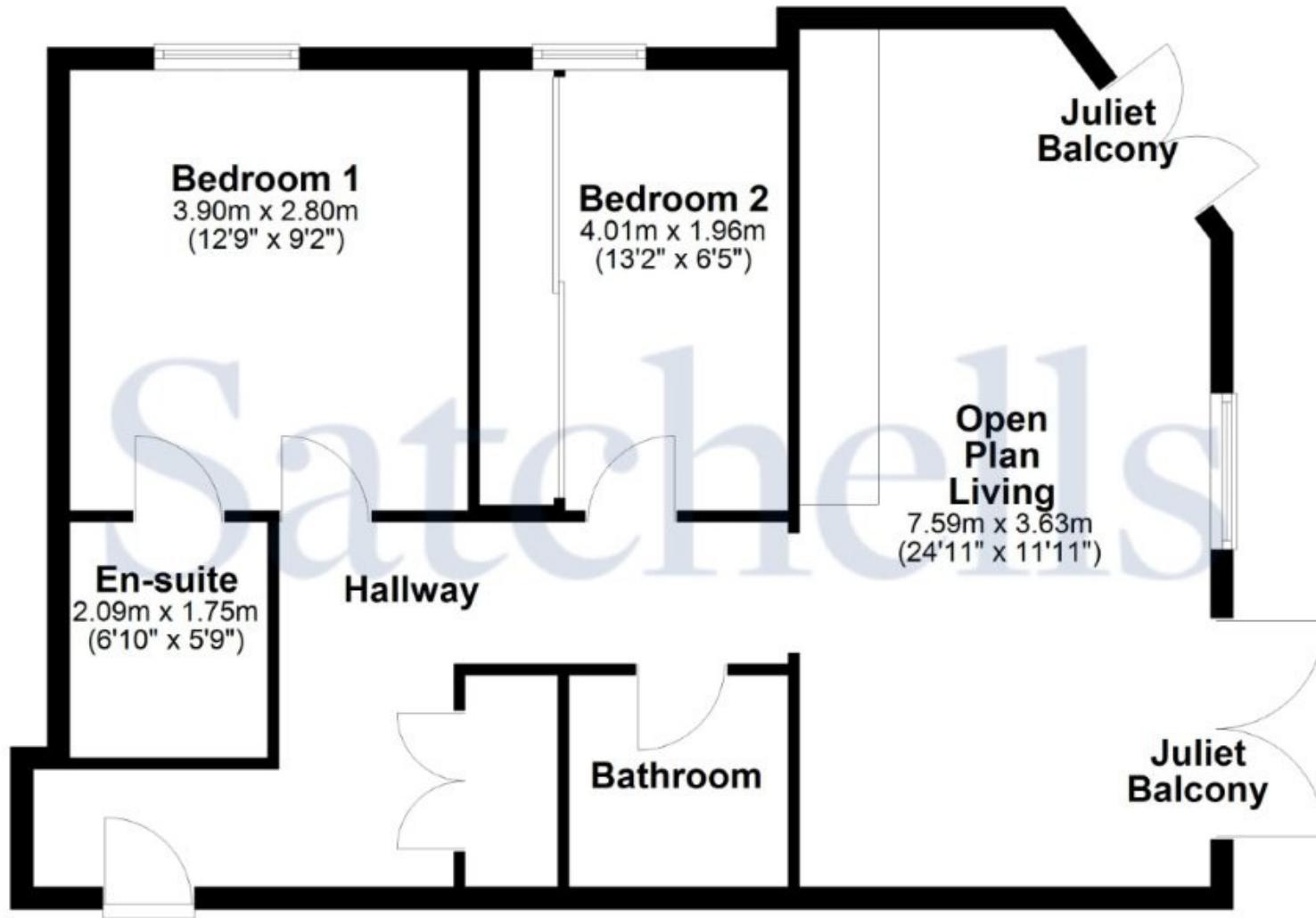




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

Satchells

First 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.

Satchells

Station Place, Letchworth Garden City, SG6 3AQ
T: 01462 480077
E: letchworth@satchells.co.uk
W: www.satchells.com

Satchells