



Wissen Drive, Letchworth Garden City, Hertfordshire. SG6 1FT

| Satchells



1 Bedroom Ground Floor Flat £200,000 Leasehold

This well maintained open plan living, one bedroom, ground floor apartment is ideal for first-time buyers or investors. Located near Letchworth town centre, it offers convenient access to local amenities and excellent transport links. With its attractive layout and potential for comfortable living or rental income, this property presents a fantastic opportunity.

- Open plan living
- One bedroom apartment
- Allocated parking space
- Well presented
- Perfect for first time buyers or investment
- Close proximity to local amenities
- Well maintained communal grounds
- Leasehold
- EPC rating C. Council tax band B

Ground Floor

Entrance Hall:

Laminate flooring. Radiator. Storage cupboard. Entry phone system. Access to all rooms.

Bedroom One:

Carpet flooring. Double glazed windows. Radiator. Built in wardrobes.

Kitchen:

Open plan to living room. Worktops with a range of wall and base mounted units and integrated; oven, electric hob, sink and drainer. Space for fridge freezer. Laminate flooring. Tiled splashback.

Living Room:

Laminate flooring. Juliette balcony with double glazed French doors.. Radiator. Open access to kitchen. Space for dining table.

Bathroom:

Tiled floor. WC. Wash basin. Large mirrored wall. Bath with mixer tap, shower screen, wall mounted shower and tiled walls. Heated towel rail. Extractor.

Parking

One allocated parking space to rear of apartment.

Additional Information

Agents Note:

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

Anti-Money Laundering (AML):

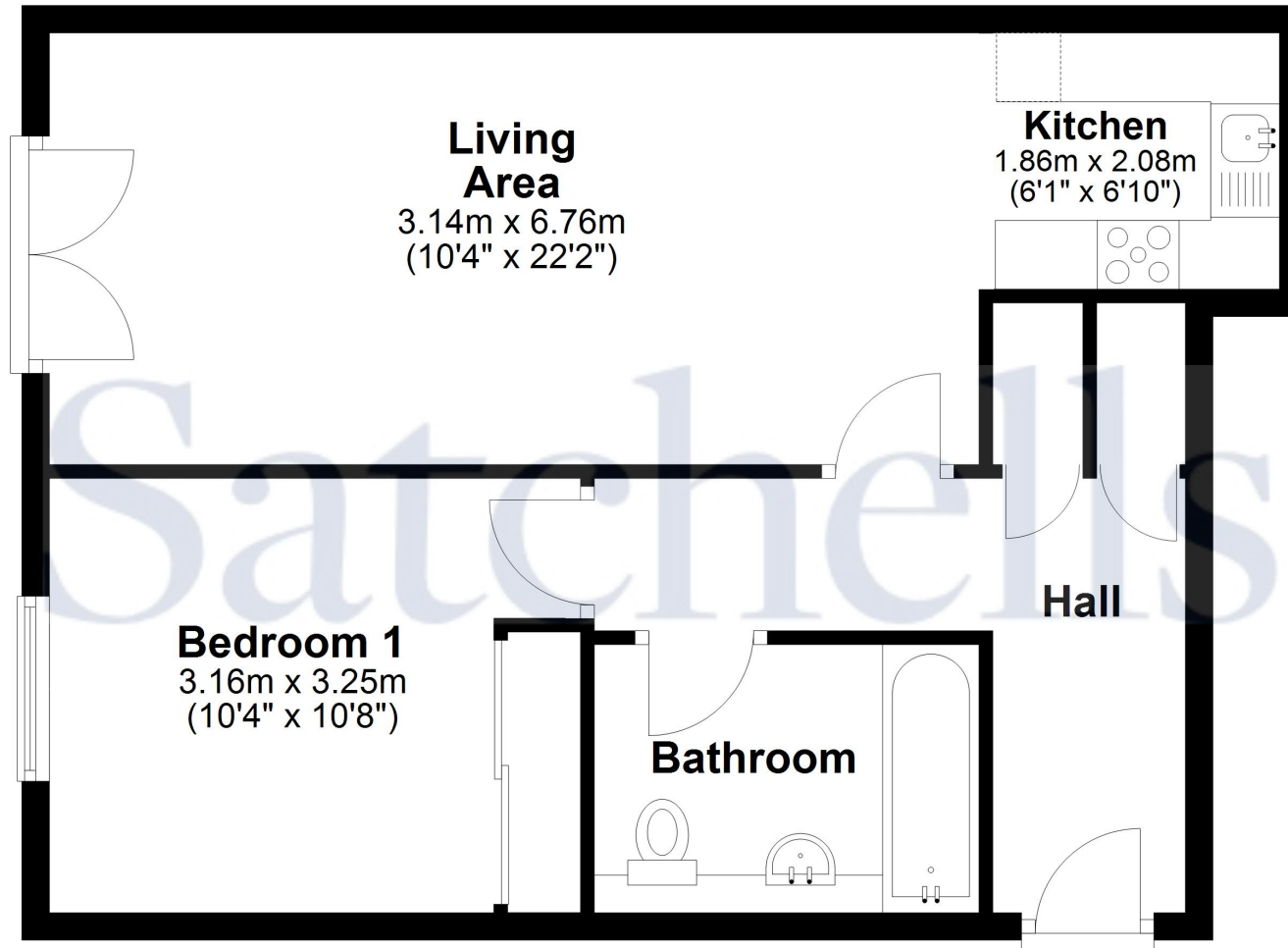
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, 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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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.