



Station Road, Letchworth Garden City SG6 3WA





2 Bedroom Apartment £170,000 Leasehold

A pleasant and spacious two double bedroom apartment designed and built by retirement specialists McCarthy & Stone - conveniently situated within the heart of the Garden City. Other noteworthy advantages include elevator access to all levels, security entry phone, emergency pull-cords and remote medical assistance hotline plus resident warden on site daily.

- Retirement property
- Chain free
- Lift to all floors
- Two bedrooms
- Town centre location
- Communal gardens
- Lease 125 years from 1st March 2001
- Service charge and ground rent £5531 p.a. includes building insurance and water
- EPC rating C. Council tax band C

Communal Entrance:

Communal entrance to personal entrance.

Entrance:

Entrance leading to hallway.

Hallway:

Doors to all rooms. Cupboard housing water heater.

L-Shaped Lounge/Dining Room:

Abt. 18' 9" x 12' 8" (5.71m x 3.86m) Windows to side. Electric heater.

Feature fireplace. Opening to Kitchen.

Kitchen Area:

Abt. 10' 4" x 5' 9" (3.15m x 1.75m) Window to side. Fully fitted

kitchen with a comprehensive range of matching wall and base units,

stainless steel sink with mixer tap, eye-level electric oven and ceramic

hob with extractor hood over. Space for fridge and freezer.

Bedroom One:

Abt. 17' 6" x 9' 3" (5.33m x 2.82m) Window to side. Fitted wardrobes with folding mirrored doors. Electric heater.

Bedroom Two:

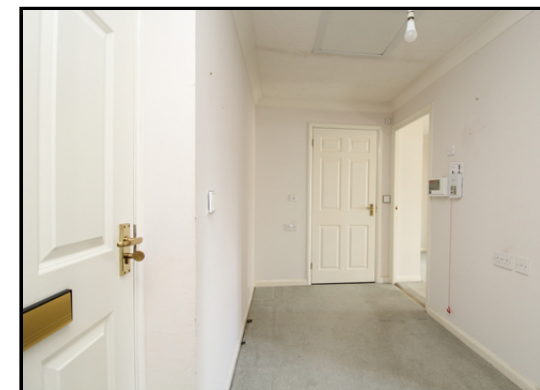
Abt. 11' 3" x 8' 8" (3.43m x 2.64m) Window to side. Electric heater.

Bathroom:

Fitted with shower cubicle, pedestal wash basin and low level WC.

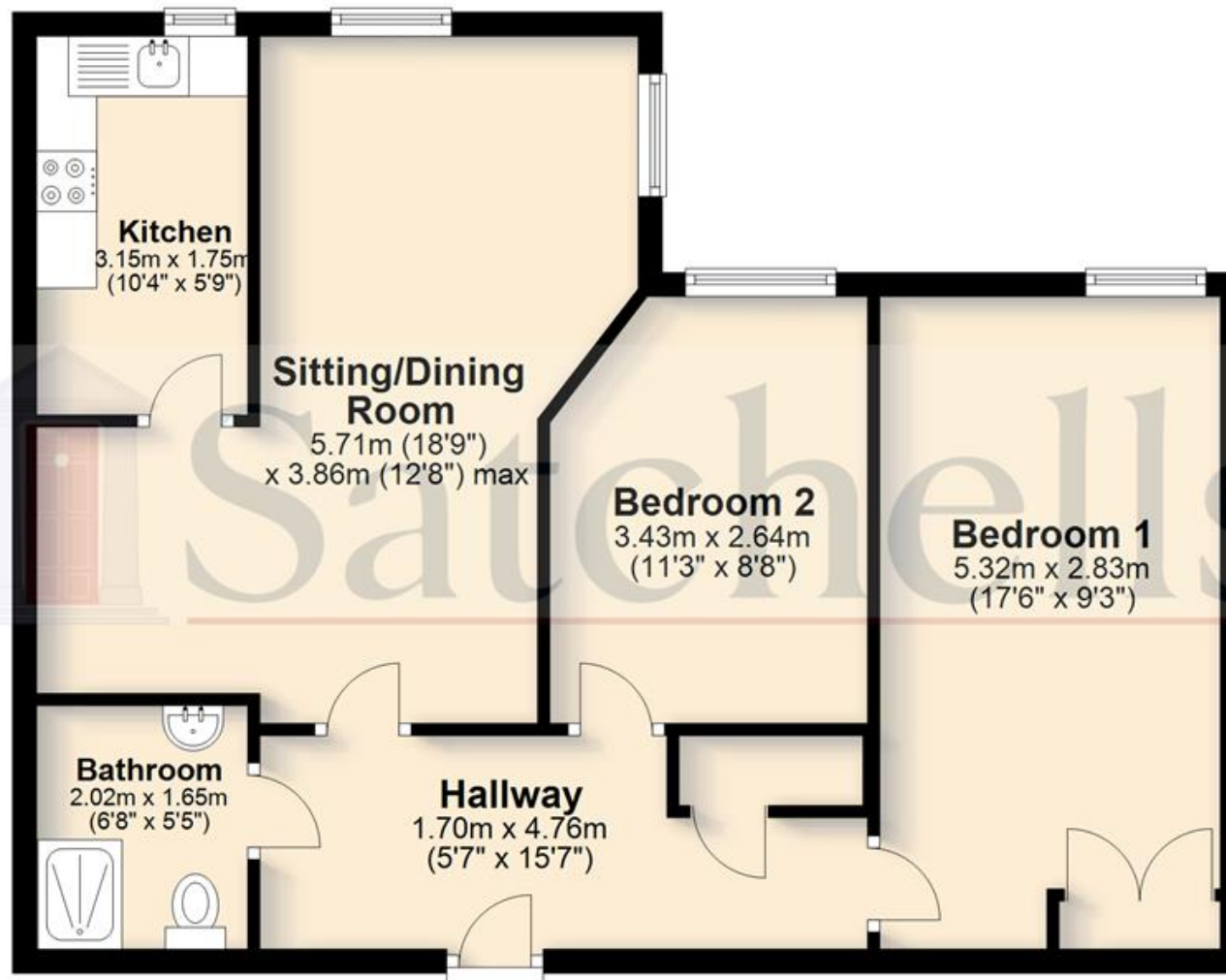
Additional Information:**Agents Note:**

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



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.

Second 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.