



Chagny Close, Letchworth Garden City, Hertfordshire. SG6 4BZ

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## 1 Bedroom Apartment £159,999 Leasehold

Offered to the market CHAIN FREE, this spacious and well-presented ONE bedroom ground floor flat is located in a quiet residential close within a 10 minute walk of the mainline station. The property benefits from a modern fitted kitchen, three piece bathroom suite & one allocated parking space. An ideal first time buy or investment property!

- Chain free
- 0.5 mile to town and mainline station
- Allocate parking
- One bed ground floor apartment
- Modern fitted kitchen
- Double glazing throughout
- Built-in storage
- Living space overlooking communal green space
- Leasehold - 167 years remaining!
- EPC rating C. Council tax band A

**Ground Floor:****Entrance Hall:**

Laminate flooring. Entry phone system. Storage cupboard. Electric radiator.

**Living Room/Kitchen:**

Abt. 22' 2" x 9' 3" (6.76m x 2.82m)

Living Room: Laminate flooring. Double glazed window to communal garden.

Electric radiator. Built-in electric fire. Storage cupboard.

Kitchen: Laminate flooring. Double glazed window to communal green. Open plan to living space. Breakfast bar. Worktops with a range of wall and base mounted units. Integrated oven, electric hob, extractor, sink/drainer. Space for fridge/freezer and plumbed appliance.

**Bedroom:**

Laminate flooring. Double glazed window to front. Built-in wardrobes.

**Bathroom:**

Laminate flooring. Part tiled walls. Wash basin. WC. Extractor fan. Bath with mixer taps, wall mounted shower, shower curtain and tiled walls.

**Outside:****Communal Grounds:**

Well maintained communal green with trimmed hedging and established trees. Lawn space with washing lines. Pathways leading to communal spaces and entrance.

**Parking:**

One allocated parking space in the carpark directly outside the building. Visitor spaces and other on-road parking also available

**Additional Information:****Agents Note:**

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

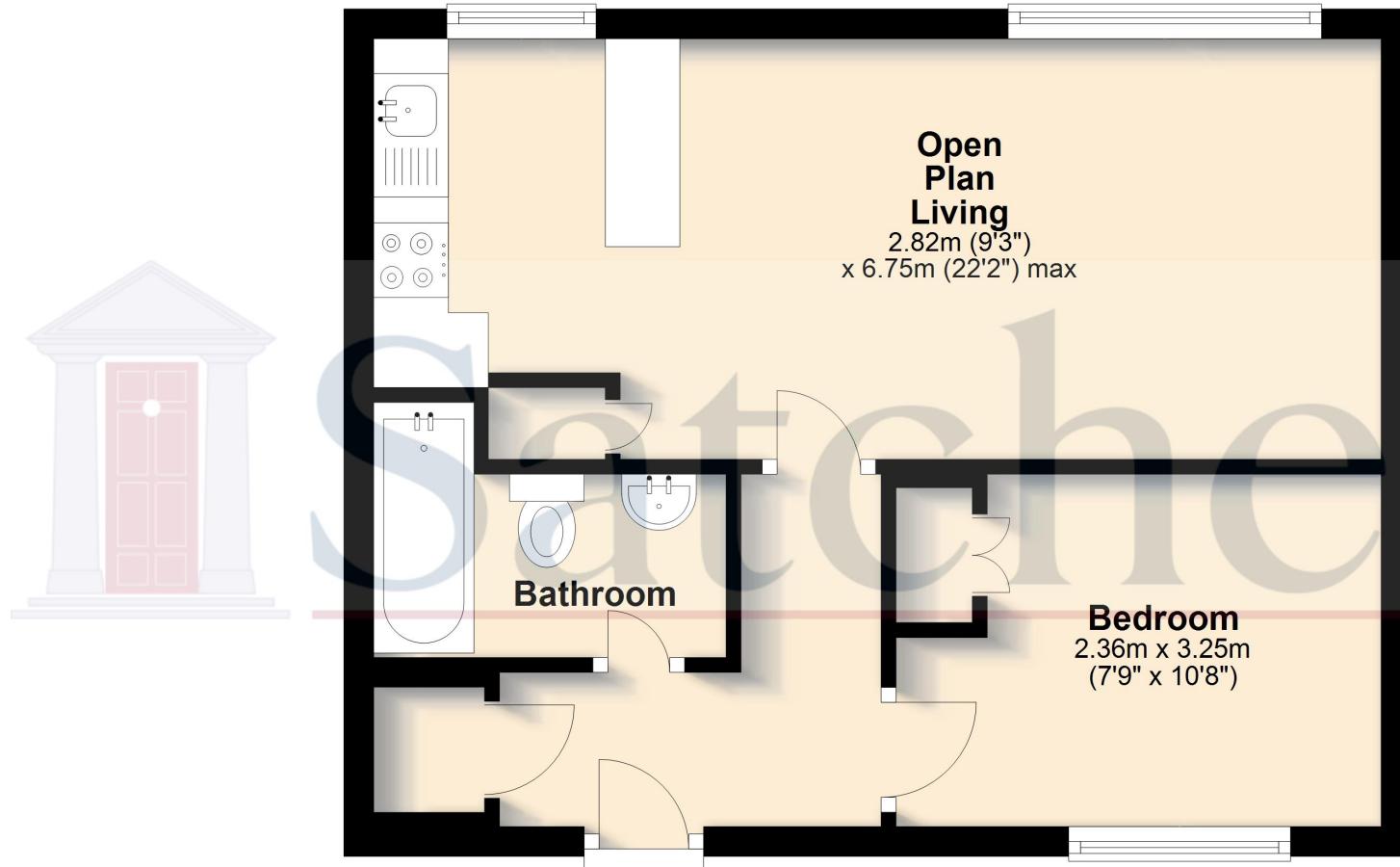
**Anti-Money Laundering:**

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.

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