



Broadway, Letchworth Garden City, Hertfordshire. SG6 3XU





## 2 Bedroom Apartment £285,000 Leasehold

A beautifully presented, bright and generously proportioned, TWO DOUBLE bedroom second floor apartment located in the heart of Letchworth town centre. Located just over the road from the mainline station as well as shops and amenities, this property perfectly suits those who commute and makes for the ideal first time buy!



- Town centre location opposite the station
- Generous accommodation throughout
- Beautifully presented
- TWO DOUBLE bedrooms
- 269 square foot living room
- Modern kitchen/diner
- Parking
- Leasehold
- 125 years from 29 September 1999
- EPC rating C. Council tax band B

**Second Floor:****Entrance Hall:**

Running full width of the apartment leading through into each room. Carpet. Radiator.

**Living Room:**

Two windows. Blinds. Carpet. Two radiators. Central ceiling light. Tv points.

**Kitchen/Diner:**

Two windows. Lino flooring. Radiator. Space for dining table. Modern kitchen suite with worktops, base and eye level cupboards, integrated oven, electric cooker top, extractor fan and plumbed appliances. Tiled splashback. Sink and drainer.

**Bedroom One:**

Carpet. Window. Radiator. Central ceiling light. Built-in wardrobes.

**Bedroom Two:**

Carpet. Window. Radiator. Central ceiling light.

**Bathroom:**

Lino flooring. Bath with wall mounted shower and glass shower screen. Part tiled walls. Free standing basin and low level WC. Heated towel rail.

**External:****Parking:**

Off road parking.

**Additional Information:****About the Area:**

Letchworth is the world's first 'Garden City' combining the best elements of town and country living according to the vision of the town's founder Ebenezer Howard. The area offers plenty of outdoor options including the Garden City Greenway and Norton Common's 60 acres of grassland and woodland close to the town centre. Letchworth offers tree-lined avenues, wide walkways, relatively uncongested roads, and a wealth of shops, coffee houses, and restaurants. Letchworth train station offers a regular service to King's Cross. There are also rail services to Cambridge and the North via Peterborough. By road, Letchworth is just off the A1 Junctions 9 & 10 and approximately 22 minutes from Junction 23 of the M25. The M1 North can be accessed via the A507. Luton Airport is only around 12 miles away.

**Agents Note:**

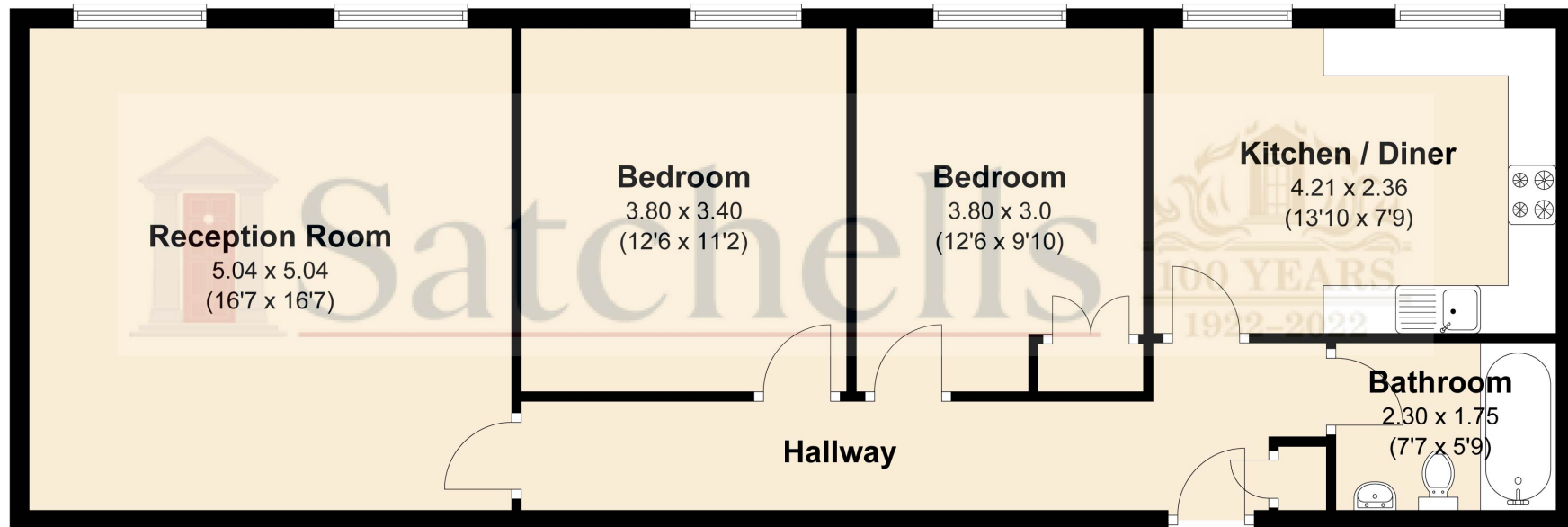
Draft details yet to be approved by the vendor and may be subject to change.





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



Total area: approx. 80.4 sq. metres (865.41 sq. feet)

For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.

The size and position of doors, windows, appliances and other features are approximate.