



Pascal Way, Letchworth **Guide Price £220,000 to £230,000**

Top floor position gives a quieter feel, more privacy and better natural light throughout the day compared to lower-level flats | Nearly 750 sq. ft. of living space – larger than many local flats and even some houses, giving you room to live, not just exist | 23ft main living area that comfortably fits lounge, dining and work-from-home setups without compromise | Separate kitchen keeps everyday life tucked away while still feeling connected to the main living space | Two genuine double bedrooms, offering flexibility for guests, working from home or changing life stages | Built-in wardrobes to the main bedroom, making day-to-day living easier without needing to find space for bulky furniture | Bathroom offers a chance to update and add value over time rather than paying upfront for someone else's taste | Allocated parking directly in front of the building, plus visitor spaces – simple, convenient and stress-free | Moments from open green space and around a 20-minute walk to the station, balancing lifestyle and connectivity | Strong investment credentials with circa £15,000 per annum rental potential, pushing towards a 7% gross yield



GUIDE PRICE £220k to £230k. Not all flats feel like flats.

Set at the top of the building, this one gives you something most don't – proper space, light, and a layout that actually works day to day. At just under 750 sq. ft., it's bigger than some houses locally, and you feel that the moment you're in.

The main living space is where it really stands apart. Stretching over 23ft, it's the kind of room that adapts to how you live rather than the other way round. A sofa area to switch off in the evenings, space for a table when friends are over, and still room for a desk if working from home is part of life now. It doesn't feel tight, it doesn't feel compromised – it just works.

The kitchen sits separately, which for a lot of people is a real plus. It keeps cooking, washing up and everyday life slightly tucked away, while still being close enough to stay connected to the main living space. There's good worktop space, storage where you need it, and natural light coming in – practical, straightforward, and ready to use from day one.

When it's time to relax and recharge, both bedrooms offer something different depending on what you need. The main bedroom is a comfortable double with built-in wardrobes already in place, so you're not trying to make furniture fit. The second bedroom is another genuine double – whether that becomes a guest room, home office, nursery, or a bit of both, it gives you flexibility as life changes.

The bathroom is functional as it stands but offers an opportunity. It's the kind of space you can update over time to add your own style and value, rather than paying a premium for someone else's choices. Being on the top floor brings a quieter feel day to day, along with more natural light and a bit more privacy than you'd expect from apartment living.

Parking is simple here. There's an allocated space directly in front of the building, along with additional visitor parking – so whether it's daily life or people coming over, it's easy and convenient rather than a juggling act.



Step outside and you've got open green space almost immediately on your doorstep. It's somewhere to get some air, walk, or just break up the day without needing to plan anything. From there, Letchworth starts to open up.

For those who don't know the area, Letchworth was designed with space and balance in mind. Tree-lined streets, green spaces woven into everyday life, and a town centre that still feels like a proper town centre – independent cafés, restaurants, and everything you actually need. The mainline station is just under a mile away (around a 20-minute walk), with direct trains into London, and road links via the A1(M) are close by for getting further afield.

For buyers, it fits a lot of different chapters. First-time buyers who want more space than the norm. Someone starting again who wants something easy, manageable, but not compromising. Downsizers who still want room to live properly. Even parents looking ahead to something practical for a child heading to Emil Dale.

And for investors, the numbers make sense too. With rental income around £15,000 per year, it's pushing towards a 7% gross yield – a solid, ready-to-go addition without needing major work upfront.

Add in a long lease of around 111 years and replaced uPVC double glazing throughout, and you've got a home that's easy to live in now, with scope to make it your own over time.



| ADDITIONAL INFORMATION

Council Tax Band - B

EPC Rating - C

| SECOND FLOOR

Living Room: Approx 23' 0" x 14' 1" (7.00m x 4.28m)

Kitchen: Approx 11' 11" x 8' 8" (3.63m x 2.63m)

Bedroom One: Approx 10' 9" x 10' 8" (3.27m x 3.24m)

Bedroom Two: Approx 10' 4" x 8' 8" (3.16m x 2.65m)

Bathroom: Approx 6' 11" x 5' 8" (2.11m x 1.73m)

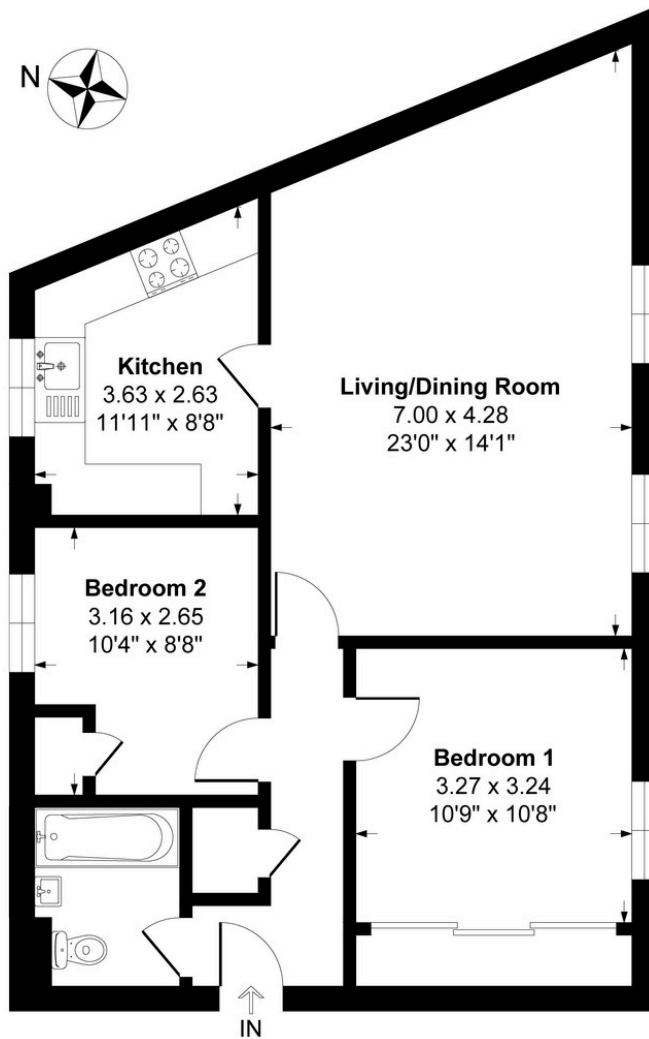
| OUTSIDE

Allocated off road parking



Second Floor

Approx. 68.5 sq. metres (738.0 sq. feet)



Total area: approx. 68.5 sq. metres (738.0 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	