



18 Icknield Green, Letchworth Garden City, Hertfordshire. SG6 4DL

| Satchells



2 Bedroom Apartment £295,000 Leasehold

Offered to the market CHAIN FREE, this bright and spacious TWO bedroom first floor maisonette which is conveniently located just a few minutes' walk from Letchworth Town Centre and mainline station. The property itself offers well-proportioned overall accommodation and sits within a well maintained cul-de-sac with lots of green space and is ideal for commuters or those looking to downsize.

- CHAIN FREE
- First floor maisonette
- Overlooking green space/communal gardens
- Close proximity to town centre and mainline station
- Communal parking
- TWO double bedrooms
- Bright and spacious throughout
- Leasehold - 123 Years Remaining
- Separate utility and office spaces
- EPC rating C. Council tax band C



First Floor

Entrance Hall:

Door to front. Cupboard housing meters. Stairs leading to accommodation.

Living Room:

Carpet. Radiator. Large double glazed window to front aspect overlooking green space. Open plan to dining space. Electric fire with mantle and surround.

Dining Room:

Carpet. Radiator. Double glazed window to rear aspect. Storage cupboard.

Kitchen:

Tiled floor. Double glazed window to rear aspect. Boiler. Howdens kitchen including worktops with tiled splashback and a range of wall and base mounted units with integrated: Double mid-height oven, sink & drainer, electric hob and extractor fan. Space for fridge and washing machine. *Washing machine and fridge included if required

Utility:

Tiled floor. Double glazed window to side aspect.

Study:

Carpet. Double glazed window to front aspect. Internal door through from living room.

Bedroom One:

Carpet. Double glazed window to front aspect overlooking green. Radiator. Built in wardrobes.

Bedroom Two:

Carpet. Double glazed window to rear aspect. Radiator. Freestanding wardrobe which can be included in the sale.

Bathroom:

Lino flooring. Partly tiled walls. Privacy window to rear aspect. Wash hand basin. WC. Bath with mixer taps. Shower with glass screen, tiled walls and wall mounted electric shower.

Outside

Communal Grounds:

Exceptionally well maintained communal greens with established trees and borders. The cul-de-sac offers ample communal parking and enjoys plenty of sun.

Agents Note:

Draft particulars yet to be approved by 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.

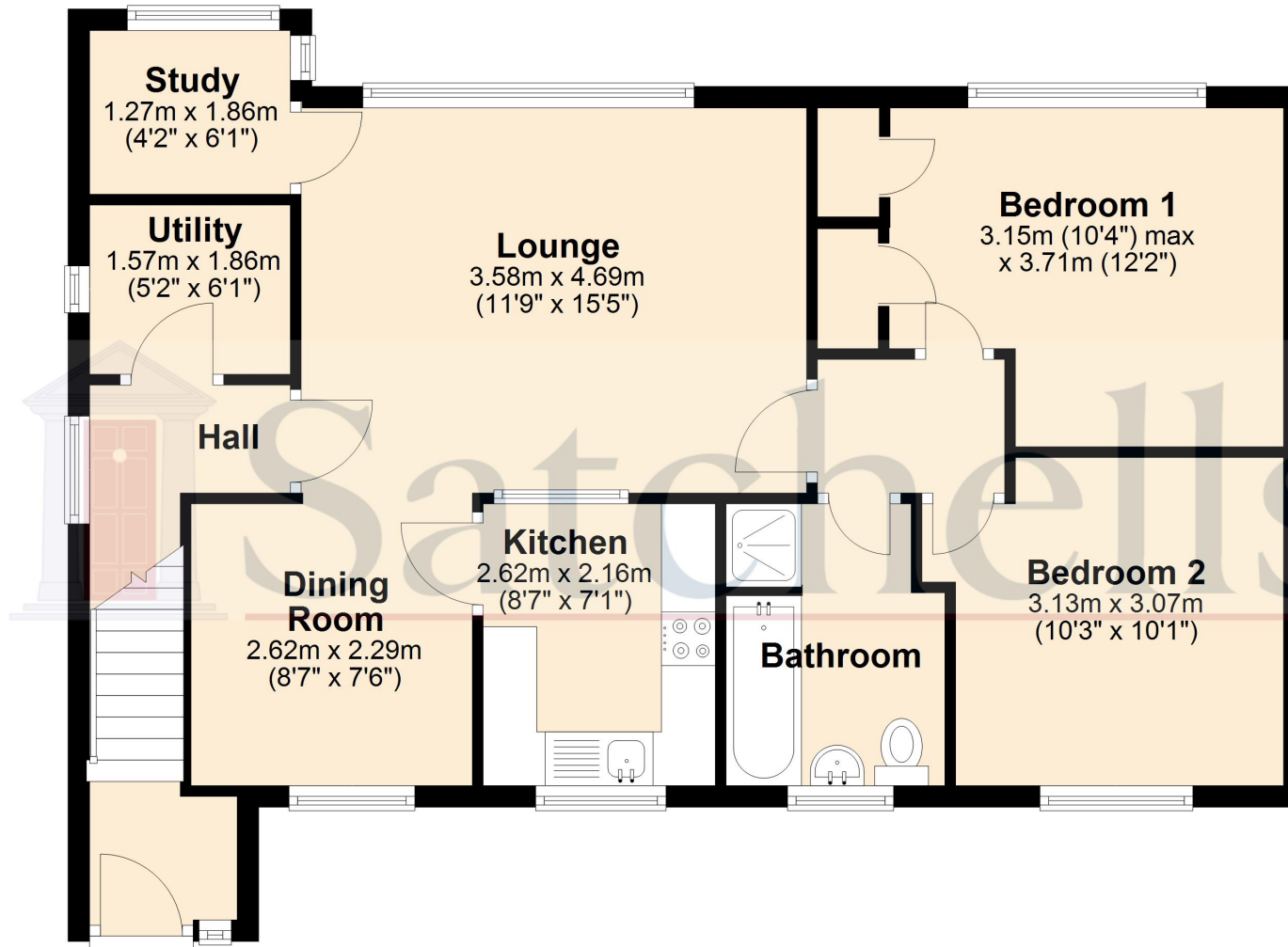




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.