

92 Ascot Drive, Letchworth Garden City, Hertfordshire, SG6 1FZ

Guide Price £195,000

A delightful double bedroom first floor apartment at the smart, sought after Phoenix Park development, located within in easy walking distance of the town, station, gardens and common. This modern property has an open plan feel with its living/dining & kitchen space brightly lit, and with high specification throughout. There are fitted integral appliances in the kitchen, including a dishwasher, while the bedroom is equipped with fitted wardrobes. The bathroom offers a stylish three piece suite with additional shower over. In the spacious hallway, there are two generous cupboards, one of which houses a washing machine.

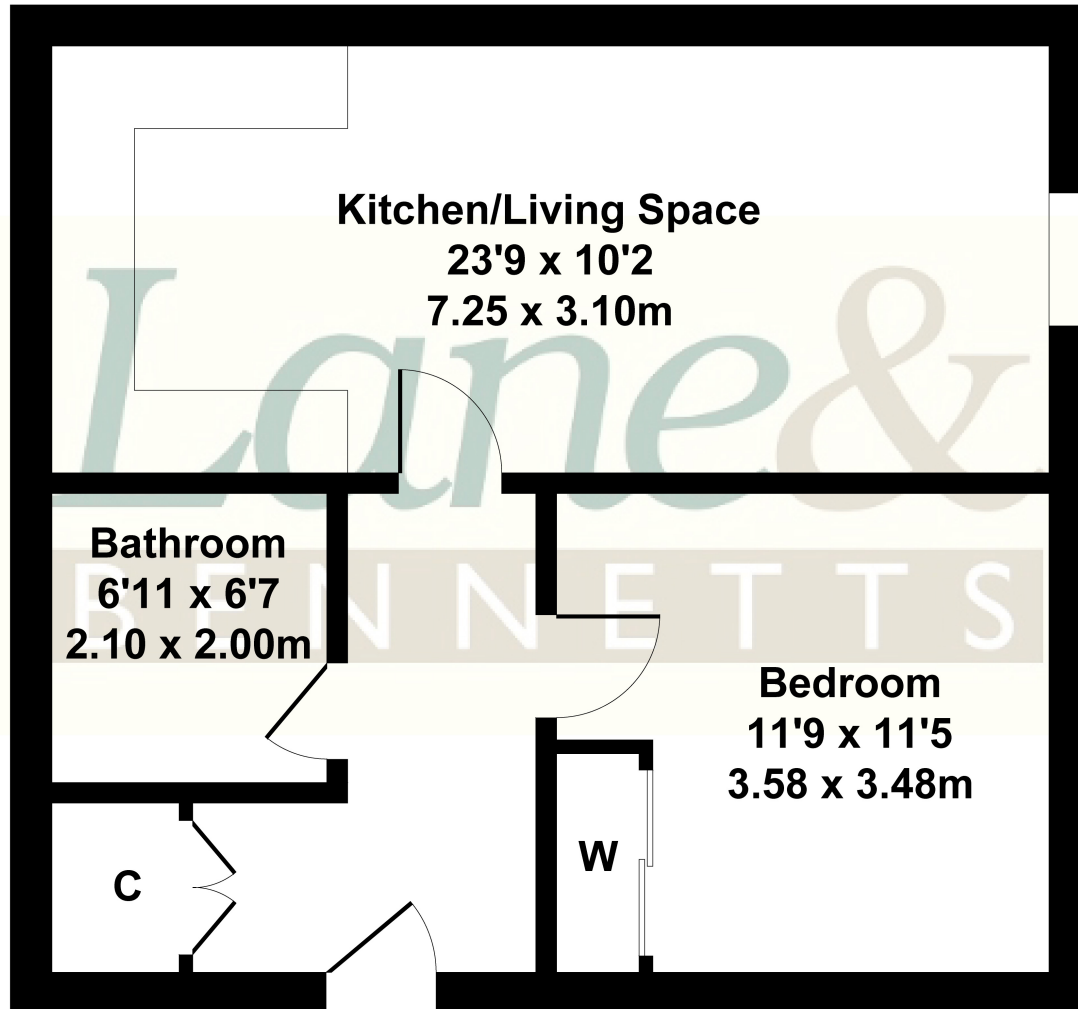
The apartment has gas central heating and full double glazing, with secure telephone entry system. the attractive grounds also hosts an allocated parking space with additional visitor spaces. There are bike & bin stores on site.

The property is leasehold, with 110 years remaining of the original 125 year lease. Ground rent is at £224.00 p.a, and maintenance and service charges are £670.00 p.a. Council tax is understood to be Band B, and the EPC is band B.

Lane &
BENNETTS

92 Ascot Drive

Approximate Gross Internal Area
527 sq ft - 49 sq m



- DOUBLE BED APARTMENT
- SECURE FIRST FLOOR PROPERTY
- OPEN PLAN LIVING, DINING, & KITCHEN SPACE
- SPACIOUS & SUPERBLY PRESENTED
- THREE PIECE BATHROOM SUITE
- GAS CENTRAL HEATING & DOUBLE GLAZING
- ALLOCATED PARKING & SECURE BIKE STORAGE
- AVAILABLE CHAIN FREE
- HIGH QUALITY AND SPECIFICATION BOTH INTERNALLY AND EXTERNALLY
- VIEWING RECOMMENDED
- LARGE HALLWAY WITH STORAGE CUPBOARDS



Not to Scale. Produced by The Plan Portal 2023
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