



Kyrkeby, Letchworth Garden City, Hertfordshire. SG6 2PE





2 Bedroom Ground Floor Flat £210,000 Leasehold

Offered to the market CHAIN FREE is this well presented and SPACIOUS TWO DOUBLE bedroom ground floor apartment. Ideal for first time buyers or a great investment opportunity.

- Perfect investment or first time buy
- Two double bedrooms
- Separate kitchen
- Ground floor
- Modern bathroom
- Well presented
- Overlooking green space
- Chain free
- Leasehold
- EPC rating C. Council tax band B

Ground Floor**Entrance Hall:**

Laminate flooring. Multiple storage cupboards. Intercom phone. Space for coats and boots. Radiator.

Living Room:

Abt. 10' 9" x 15' 0" (3.28m x 4.57m) Laminate flooring. Dual aspect windows to rear and side overlooking green. Radiator. Tv points. Ethernet port.

Kitchen:

Abt. 7' 7" x 10' 7" (2.31m x 3.23m) Tiled floor. Boiler. Window-to-side aspect overlooking the green. Electric oven and hob with extractor fan. Plumbed appliances. Good amount of worktop area with under and over cupboards. Sink and drainer. Full tiled splashback

Bedroom One:

Abt. 14' 6" x 9' 7" (4.42m x 2.92m) Carpet. Radiator. Dual aspect windows overlooking the green. 2x pendant lights. Privacy blinds.

Bedroom Two:

Abt. 10' 1" x 8' 0" (3.07m x 2.44m) Carpet. Window to side aspect. Radiator.

Bathroom:

Tiled flooring. Tiled walls. Bath with wall-mounted shower. Low-level WC. Sink. Heated towel rail. Storage cupboard.

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:

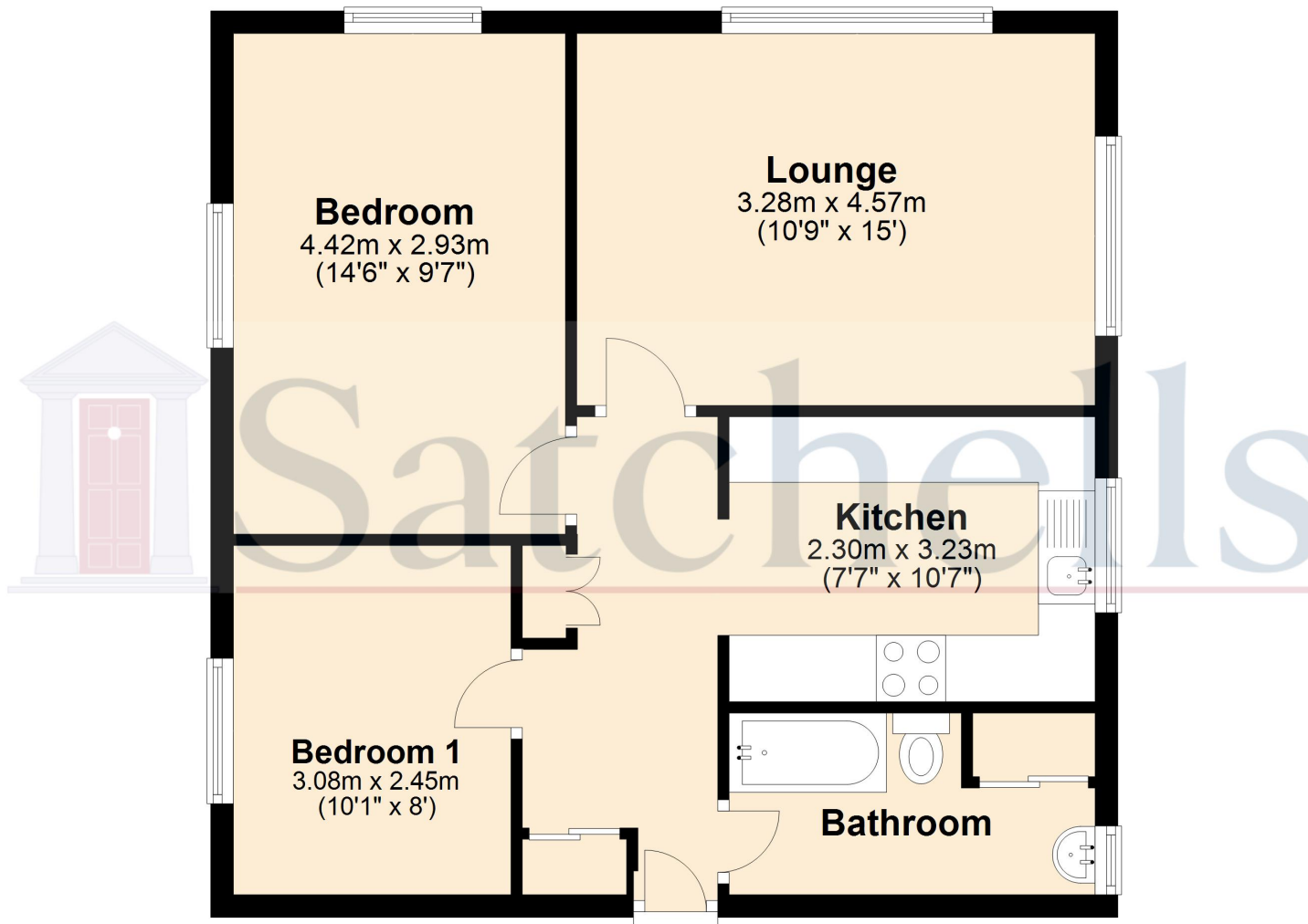
Draft particulars yet to be approved by the vendor and may be subject to change.





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.

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.