



Apartment 8, 25 Leys Avenue, Letchworth Garden City SG6 3EP







## 3 Bedroom Flat

### £340,000 Leasehold

A spacious three-bedroom, first floor apartment, with a modern open plan kitchen/living area situated in the centre of Letchworth's historic town centre and walking distance to Letchworth Garden City train station. This well presented three bedroom, first floor apartment, occupies 81m<sup>2</sup> and benefits from a modern open plan kitchen/living area, two bathrooms including an en-suite to the master bedroom. The apartment offers communal bin stores, secure intercom entrance and a lift. Outside there is an allocated parking space included with the property. Ideal for commuters and those wanting central Garden City living.



- Three bedrooms
- Two bathrooms
- Modern kitchen
- Open plan living
- Allocated parking
- Walking distance to train station
- Leasehold - 163 years remaining
- Ground rent £250 p.a, service charge £1230 p.a
- EPC rating B. Council tax band C

**Entrance:**

Communal hallway with secure intercom door. Access to lift and stairs.

**Hallway:**

Doors to all rooms, large cupboard with plumbing for washing machine. Spotlights to ceiling.

**Open Plan Lounge/Kitchen:**

Approx.. 21' 10" x 14' 8" (6.65m x 4.47m) Double glazed window overlooking rear. Modern kitchen with a range of wall and base units. Integrated microwave, oven, hob with extractor over and fridge/freezer. Open plan to lounge. Radiator. Laminate flooring. Spotlights to ceiling.

**Bedroom One:**

Approx. 15' 0" x 10' 4" (4.57m x 3.15m) Approx. Double glazed window overlooking rear. Fitted wardrobes. Radiator. Carpet. Spotlights to ceiling.

**En-Suite:**

Approx. 5' 8" x 5' 7" (1.73m x 1.70m) Shower, low level WC and wash hand basin. Part tiled to walls. Tiled floor. Heated towel rail. Spotlights to ceiling.

**Bedroom Two:**

Approx. 14' 2" x 8' 10" (4.32m x 2.69m) Double glazed window overlooking rear. Fitted wardrobes. Radiator. Carpet.

**Bedroom Three:**

Approx. 11' 4" x 5' 8" (3.45m x 1.73m) Double glazed window overlooking rear. Radiator. Carpet. Spotlights to ceiling.

**Bathroom:**

Approx. 7' 5" x 5' 7" (2.26m x 1.70m) Three-piece white bathroom suite with paneled bath and shower over, pedestal wash hand basin and low level WC. Part tiled to walls. Tiled floor. Extractor fan. Radiator. Heated towel rail. Wall mirror. Spotlights to ceiling.

**Additional Information:****Agents Note:**

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

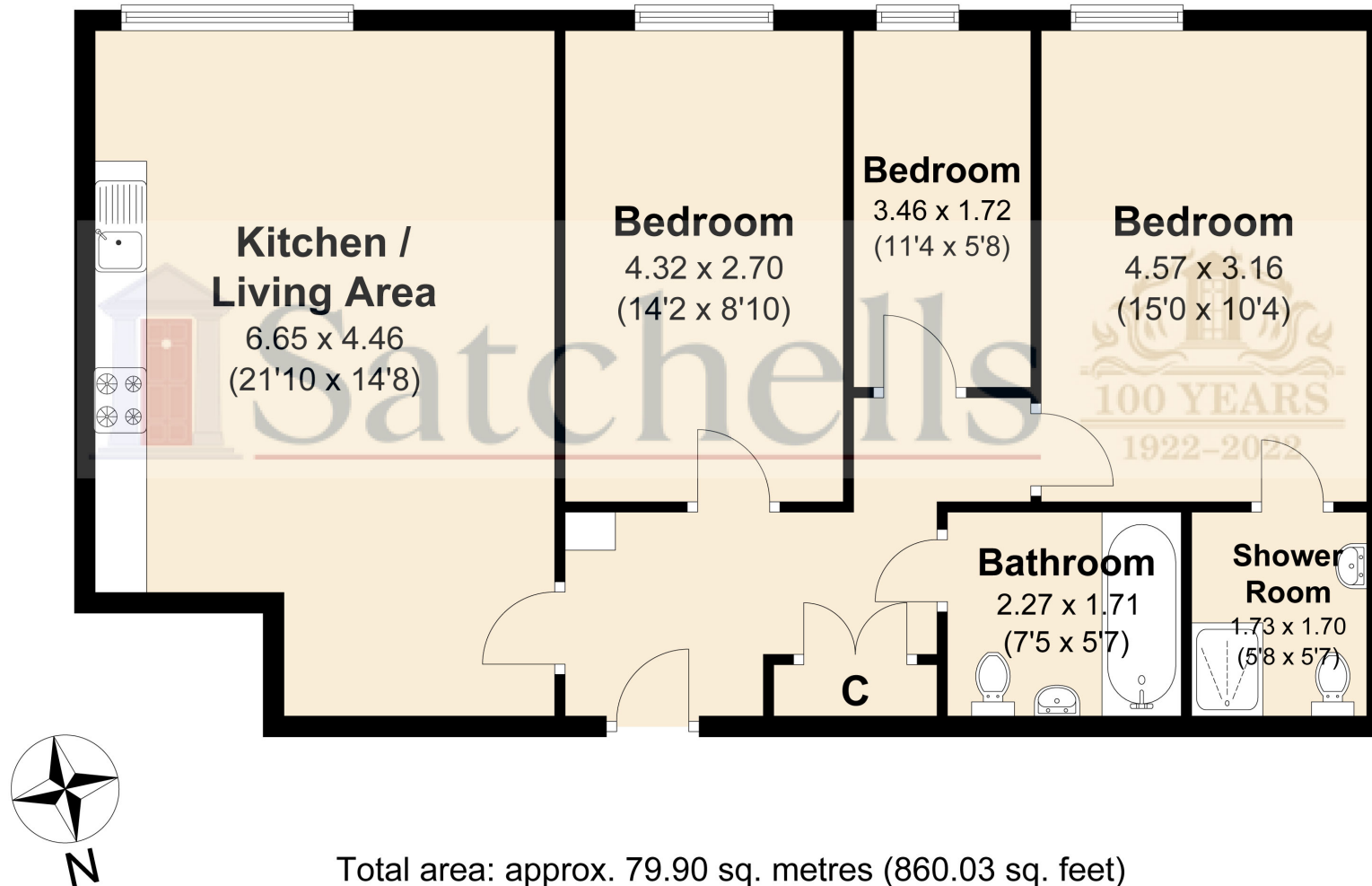






These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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. 79.90 sq. metres (860.03 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.