



54 Ascot Drive, Letchworth Garden City, Hertfordshire. SG6 1FZ





## 2 Bedroom Apartment £240,000 Leasehold

**\*\*CHAIN FREE\*\*** A very well presented TWO-bedroom top floor apartment located within a popular area of Letchworth and situated close to the town and mainline station. Complete with ALLOCATED parking, this property is the ideal first time buy!

Other noteworthy features include: Gas central heating, New boiler, New kitchen fitted within 2 years and allocated parking.



- CHAIN FREE
- Two bedroom top floor apartment
- Modern fitted kitchen
- Well presented throughout
- Allocated parking
- Close to town and mainline station
- Leasehold - 109 years remaining
- Service charge: £747 per annum - Ground rent £350 per annum
- Gas central heating
- EPC rating C. Council tax band C

**Second Floor;  
Entrance Hall:**

Large 3' x 4' storage cupboard. Two windows. Spotlights. Loft access. Radiator. Carpet flooring.

**Living Room:**

Open plan to kitchen. Window. Two radiators. Carpet flooring.

**Kitchen:**

Window. Worktops with a range of wall and base mounted units and integrated; sink and drainer, dishwasher, gas hob, extractor fan, fridge/freezer, oven and microwave. Tiled splashback. Boiler. Lino flooring.

**Bedroom One:**

Bay window. Alcove for wardrobe/drawers. Radiator. Carpet flooring.

**Bedroom Two:**

Window. Radiator. Carpet flooring.

**Bathroom:**

Privacy window. Suite comprising WC, sink with vanity unit and bath with wall mounted overhead shower and glass screen. Part tiled walls. Spotlight. Extractor. Heated towel rail. Tiled flooring.

**Outside:**

**Parking:**

Allocated bay parking space.

**Additional Information:**

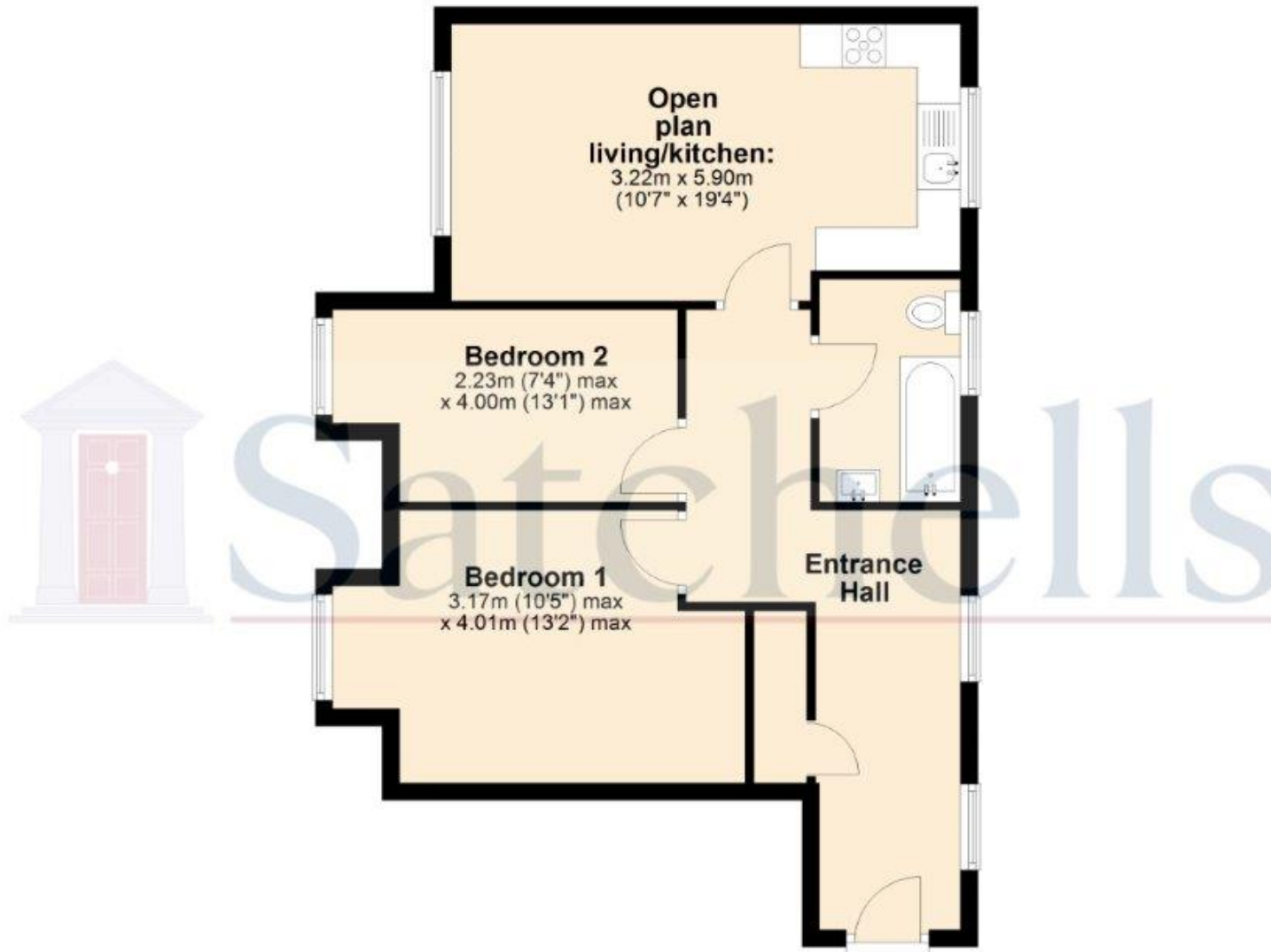
**Agents Note:**

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.

## Top 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.