



Radburn Way, Letchworth £200,000 Offers in Excess of

Affordable Living: No stamp duty, low ground rent, and service charges, making it a budget-friendly option | **Move-In Ready:** Just bring your furniture and settle in, making your transition smooth and effortless | **Bright and Inviting Kitchen:** Equipped with a built-in oven and hob, plus space for your appliances, making cooking a delightful experience with ample natural light | **Spacious Living Room:** A versatile area perfect for entertaining or creating a cozy reading nook, with a balcony offering outdoor relaxation space | **Well-Proportioned Bedrooms:** Both rooms provide restful retreats with plenty of storage, ideal for unwinding after a long day | **Modern Bathroom:** Stylish and practical, featuring a refreshing shower over the bath, perfect for starting or ending your day | **Allocated Parking and Garage:** Additional storage space for bikes and other belongings, offering convenience and security | **Town Living Convenience:** Short walk to town amenities, local café, and countryside strolls, enhancing your lifestyle with ease and enjoyment | **Commuter Friendly:** Mainline station less than a mile away, making your daily commute as convenient as possible | **Great Investment Opportunity:** Expected annual rent of £13,200, offering a fantastic return on investment right from the start



Perfect for First-Time Buyers and Savvy Investors – Discover Your Ideal Flat!

Are you a first-time buyer ready to fly the nest? Or perhaps an investor seeking a promising opportunity? This charming second-floor duplex could be just what you're looking for. Plus, there's no stamp duty!

Imagine living in a cozy yet modern space where the blend of contemporary amenities and the convenience of town living creates the perfect relaxed lifestyle. The kitchen, equipped with a built-in oven and hob, along with space for your appliances, is bright and inviting. Whether you're making a quick breakfast or preparing a gourmet dinner, the natural light streaming in from the large window makes it a joy to cook here.

Step into the spacious living room, a versatile space that can adapt to your furnishing ideas. Maybe you'll create a chic area for entertaining friends or a snug corner with a comfy armchair for your quiet reading moments. This room is your blank canvas to turn into a cosy and welcoming home. The balcony offers outdoor space to sit and relax.

Both bedrooms are well-proportioned, offering restful retreats where you can unwind after a long day. These aren't just rooms; they are your peaceful corners with plenty of storage to keep your space organised and serene.

The modern bathroom is both practical and stylish, featuring a refreshing shower over the bath. Start your day with an energising shower or end it with a relaxing soak, washing away the bustle of life in Letchworth. But that's not all - outside you will find allocated parking and a garage en-bloc - great for extra storage, bikes etc.

This flat isn't just about the individual rooms; it's about the lifestyle they offer. With the town's amenities just a short walk away, you can enjoy leisurely weekend mornings at the local café or evening strolls in the countryside air. For commuters, the mainline station is less than a mile away, making your daily journey as convenient as it gets.



Don't miss the chance to secure this wonderful home – just bring your furniture and settle in! For investors, the expected annual rent of £13,200 offers a fantastic return on investment right from the start.

Make this dream lifestyle yours today!

| ADDITIONAL INFORMATION

Council Tax Band - B

EPC Rating - C

Lease Length - 89 years remaining

Service Charge - £400.00 P.A.

Ground Rent - £10.00 P.A.

Gas central heating

Secure entry phone system

| SECOND FLOOR

Living Room: Approx 16' 2" x 11' 2" (4.93m x 3.40m)

Kitchen: Approx 16' 2" x 11' 6" (4.93m x 3.51m)

| THIRD FLOOR

Bedroom One: Approx 16' 2" x 11' 2" (4.93m x 3.40m)

Bedroom Two: Approx 11' 3" x 10' 3" (3.43m x 3.12m)

Bathroom: Approx 7' 10" x 5' 5" (2.39m x 1.65m)

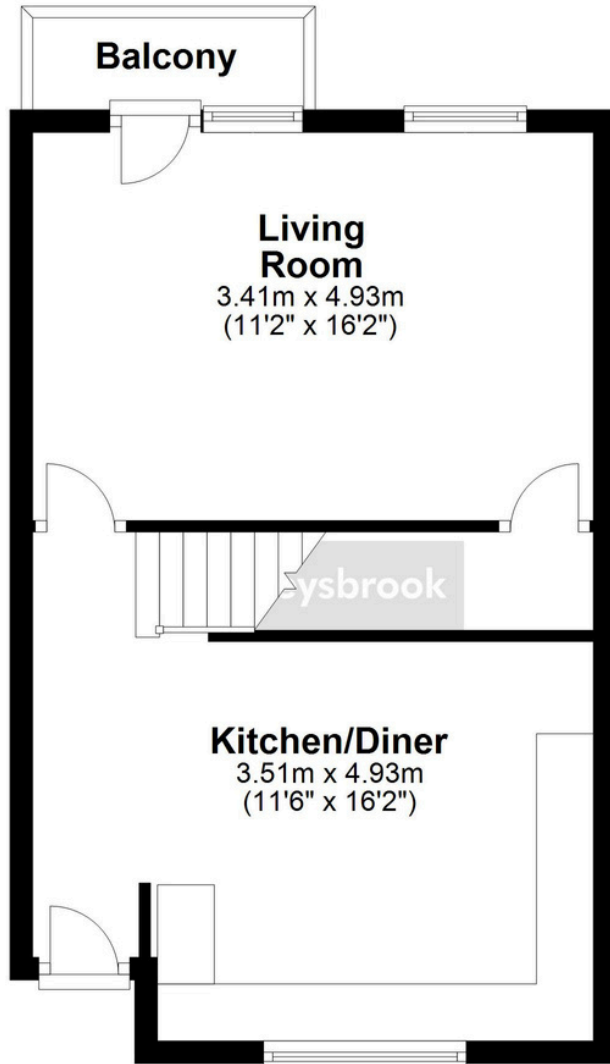
| OUTSIDE

Garage en-bloc



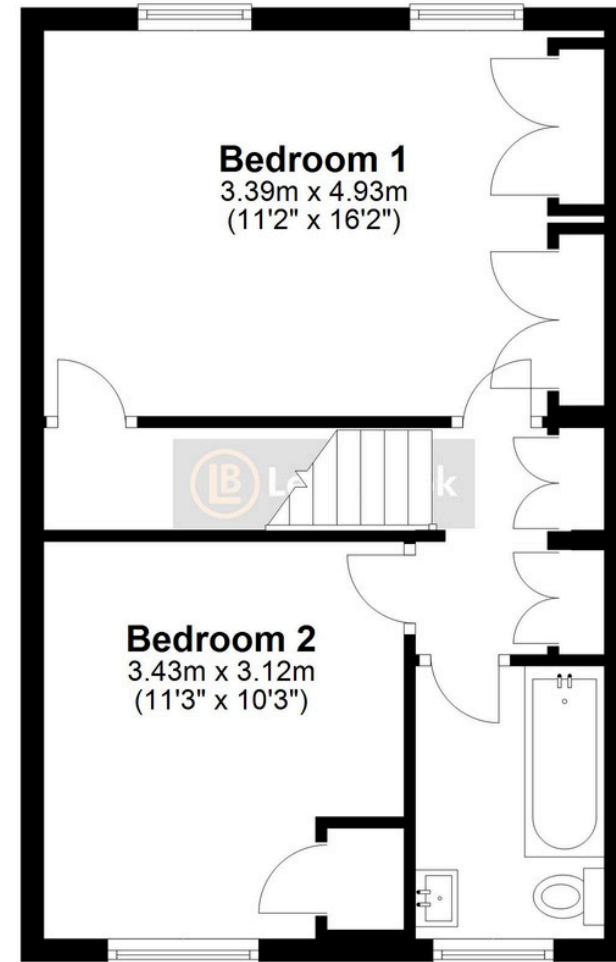
Second Floor

Approx. 38.6 sq. metres (415.3 sq. feet)



Third Floor

Approx. 39.0 sq. metres (420.0 sq. feet)



Total area: approx. 77.6 sq. metres (835.3 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.



Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

Leysbrook Team
 01462 419329 | info@leysbrook.co.uk

Devonshire Business Centre | Works Road | Letchworth | SG6 1GJ

Leysbrook is the trading name of Leysbrook Limited
 Registered in England and Wales 11327419
 Registered office: Unit 1b, Focus Four, Fourth Avenue, Letchworth, Hertfordshire SG6 2TU

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	