



Apartment 6, 25 Leys Avenue, Letchworth Garden City SG6 3EP

Satchells





## 1 Bedroom Apartment £230,000 Leasehold

Offered to the market CHAIN FREE, this stylish and contemporary first-floor, ONE-bedroom apartment is perfectly positioned in the heart of Letchworth Garden City. The apartment further benefits from allocated parking, a valuable addition in this central location. With shops, cafés, transport links, and local amenities just moments from your door.



- ONE bedroom apartment
- Town centre location
- Spacious and modern
- Allocated parking space
- 2 minutes to mainline station
- CHAIN FREE
- Elevator in entrance lobby
- Open plan living
- Leasehold
- EPC rating D. Council tax band B

## **Ground Floor Entrance Lobby:**

Security entrance to street and parking. Elevator. Lockable post box's. Stairs to all floors.

## **First Floor Entrance Hall:**

Laminate flooring. Electric radiator. Utility cupboard housing boiler and space for white goods. Spotlights.

## **Living/Dining Room:**

Abt. 14' 9" x 26' 3" (4.50m x 8.00m) Laminate flooring. Spotlights. Open plan to dining and kitchen. Double glazed windows. Two electric radiators.

## **Kitchen:**

Open plan to living/dining space. Laminate flooring. Spotlights. Worktops with a range of wall and base mounted units with under cabinet lighting, Integrated fridge freezer, dishwasher, microwave, oven, electric hob & extractor fan.

## **Bedroom:**

Abt. 9' 0" x 15' 1" (2.74m x 4.60m) Carpet. Spotlights. Electric radiator. Double glazed window.

## **Bathroom:**

Tiled floor. Spotlights. Extractor. Heated towel rail. Shelf with mirrored wall. Wash basin and WC with tiled splashback. Bath with tiled panel, mixer taps, glass screen, tiled walls and overhead shower.

## **Outside Parking:**

One allocated space to the side of the apartment block.

## **Additional Information**

### **Agents Note:**

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

### **Anti-Money Laundering (AML):**

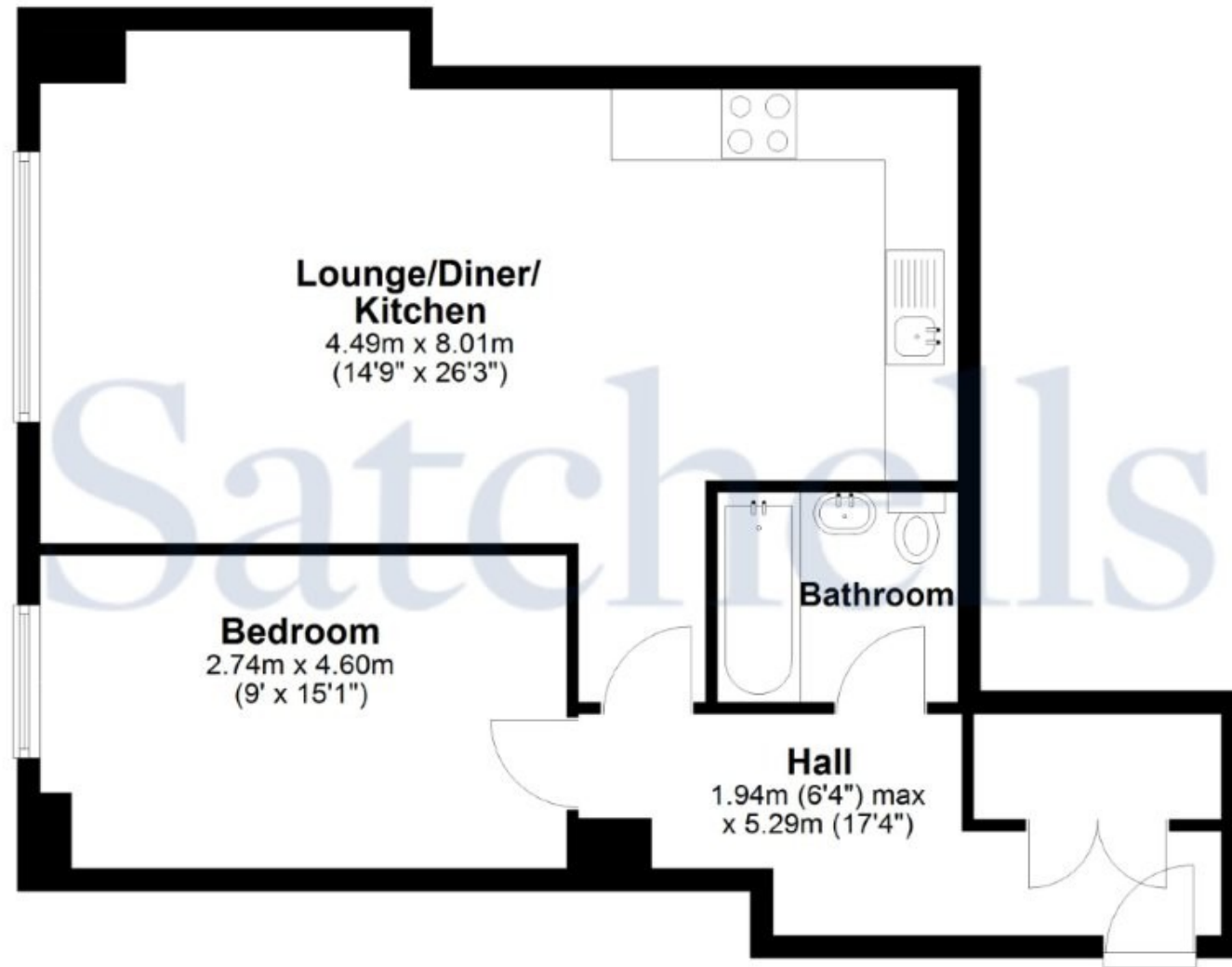
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



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.

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## First 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.