



9 Drey House, Gernon Road, Letchworth Garden City SG6 3DU





2 Bedroom Apartment

Offers Over £300,000 Leasehold

Located just on the edge of Letchworth town centre, this impressive, bright and modern TWO bedroom apartment offers spacious accommodation throughout. Within easy reach of the mainline station and local amenities, this well-proportioned property makes for the ideal first time buy or investment. With a host of mod-cons, this apartment is not to be missed!.

- Potentially chain free
- Two bedroom apartment
- Modern and spacious throughout
- Town centre location
- Minutes to the mainline station
- En-suite to master bedroom
- Large open plan living space
- Air recirculation/extraction system
- Leasehold
- EPC rating B. Council tax band C

First Floor

Entrance Hall:

Engineered oak flooring. Spotlights. Underfloor heating. Security entry phone (with camera). Cupboard housing boiler with space for appliance and storage.

Living/Dining/Kitchen:

Engineered oak flooring. Underfloor heating. Spotlights. Bay window to side aspect. Windows to side aspect. Ample space for dining table. Fitted modern kitchen with worktops and a range of wall and base mounted units with integrated; oven, microwave, electric hob, extractor, dishwasher and washing machine. Under cabinet lighting.

Bedroom One:

Engineered oak flooring. Underfloor heating. Spotlights. Windows to side aspect. Fitted wardrobes. En-suite.

En-Suite:

Tiled flooring. Panelled walls. Extractor. Spotlights. Underfloor heating. Heated towel rail. Walk in shower with glass door and electric shower. Wash basin with vanity unit. Mirrored wall with shelves. WC.

Bedroom Two:

Engineered oak flooring. Underfloor heating. Spotlights. Windows to side aspect. Built in wardrobes.

Bathroom:

Tiled flooring. Panelled walls. Extractor. Spotlights. Underfloor heating. Heated towel rail. Bath with mixer taps, wall mounted shower with glass screen. Wash basin with vanity unit. Mirrored wall with shelf. WC.

Noteworthy Features:

Underfloor heating throughout. Double glazing throughout. Air recirculation/extraction system.

Agents Note:

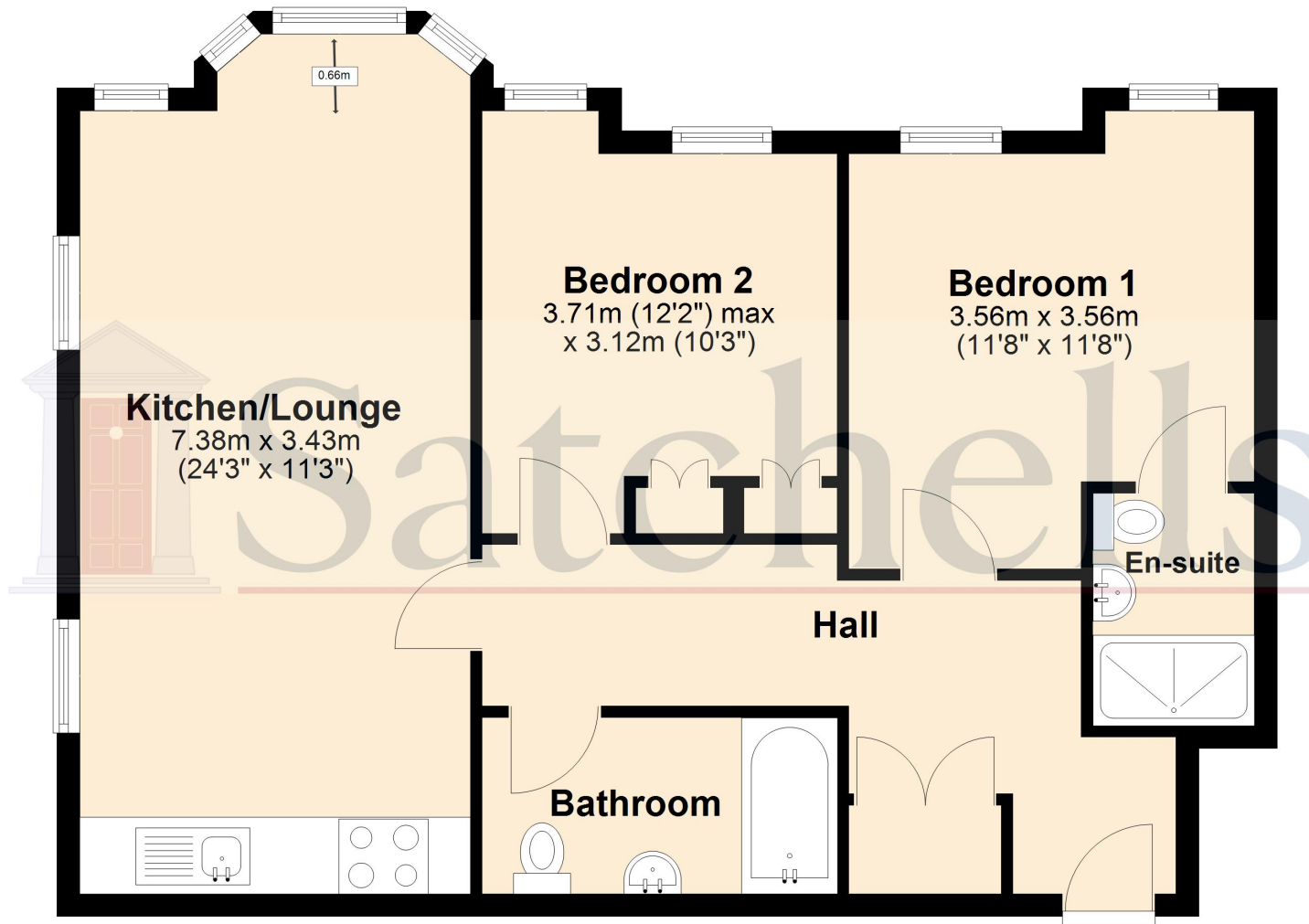
Draft particulars yet to be approved by the vendor and may be subject to change.





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.

First Floor



For illustration 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.