



18, Ickniel Green

Letchworth Garden City,
Hertfordshire, SG6 4DL
£295,000

country
properties

Spacious two bedroom first floor apartment located in a quiet cul-de-sac location within easy walking distance of the town centre and main line train station.

Spacious lounge and separate dining area. Fitted kitchen with integrated double oven and hob. Utility and study. Two double bedrooms and a four piece bathroom suite. The property has double glazed windows and gas central heating. Internal viewing comes highly recommended.

The property is offered with vacant possession with no upper chain.

Ground Floor

Entrance Hall

Stairs to the first floor.

First Floor

Lounge

15' 5" x 12' 1" (4.70m x 3.68m)

Double glazed picture window overlooking the communal gardens. Open plan through to the dining area. Radiator.

Dining Room

8' 8" x 7' 8" (2.64m x 2.34m)

Double glazed window to the rear aspect. Radiator. Cupboard.

Kitchen

8' 7" x 7' 1" (2.62m x 2.16m)

Fitted in a range of matching units with integrated double oven and hob. Single drainer sink unit. Plumbing for a washing machine and space for a fridge freezer. Wall mounted gas boiler. Double glazed window to the rear aspect.



Utility

6' 1" x 5' 2" (1.85m x 1.57m)

Double glazed window to the side aspect. Tiled floor.

Study

6' 1" x 4' 2" (1.85m x 1.27m)

Double glazed window to the front.

Bedroom One

14' 3" x 10' 6" (4.34m x 3.20m)

Double glazed window to the front aspect overlooking the communal garden. Radiator. Built in wardrobes.

Bedroom Two

10' 4" x 10' 1" (3.15m x 3.07m)

Double glazed window to the rear aspect. Radiator.

Bathroom

Comprising a wash basin, wc, panelled bath with mixer taps and a separate shower cubicle with glass screen. Tiled walls. Double glazed window to the rear aspect.

Outside

Communal Gardens

Well maintained communal gardens with established trees and borders.

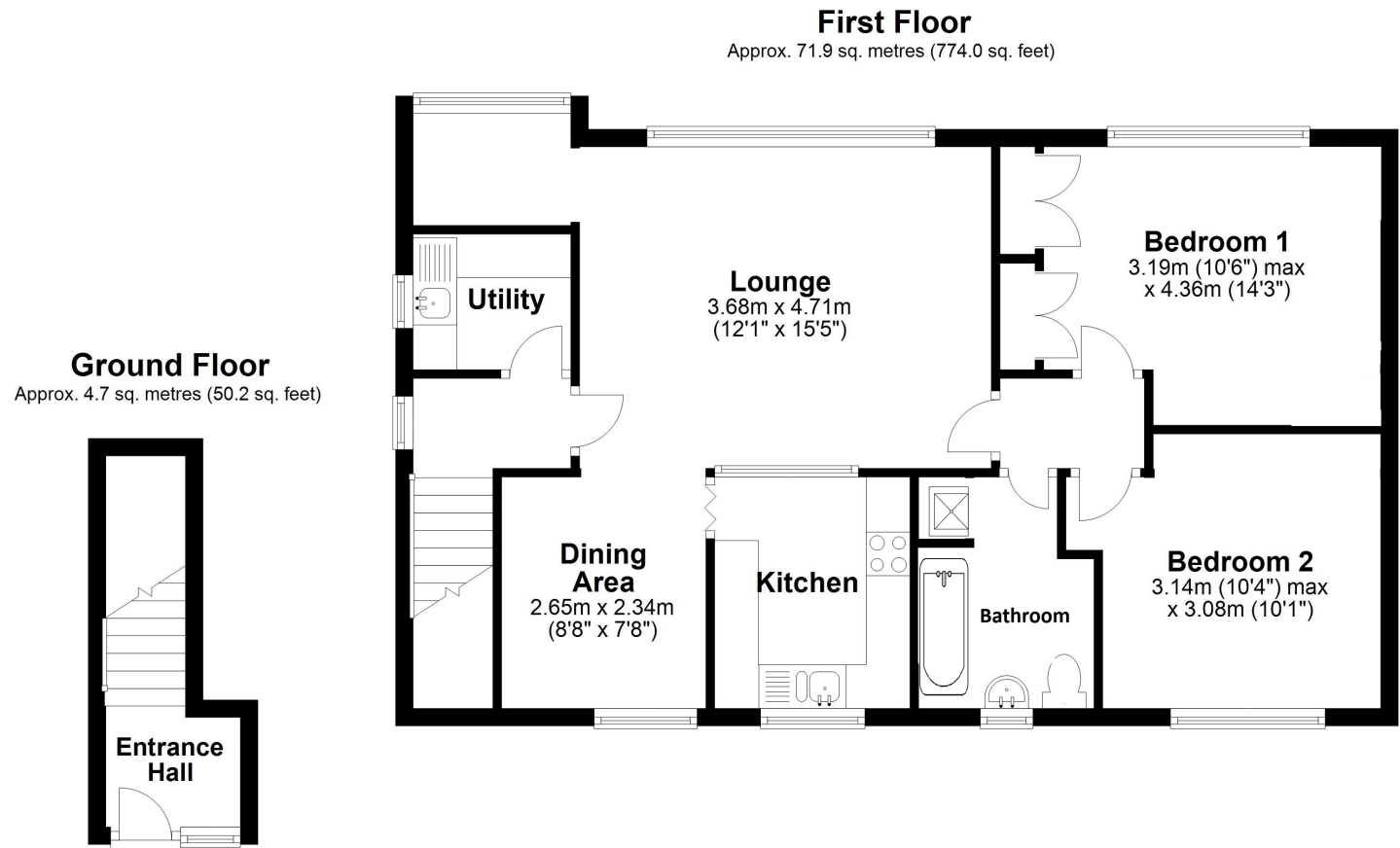
Agents Note

Leasehold - 123 years remaining.

Service Charge TBA

Council Tax Band C.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	73
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Total area: approx. 76.6 sq. metres (824.2 sq. feet)

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: simon.ellmers@country-properties.co.uk

www.country-properties.co.uk

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