



Bowyer Drive, Letchworth £210,000 Offers in Excess of

Looking for a place to call your own? Imagine being in your own space and just adding soft furnishing and decor to your taste | A Great Sized Top Floor Apartment For That Price? How can that be? Superb value for money! - no one above you | FIRST TIME BUYER? - NO STAMP DUTY! | INVESTORS / Landlords - Around 5-6% p.a. Gross yield. GREAT DEMAND for properties like this. No work to do! | Utility bills a worry - Great Energy Efficiency Rating! Gas central heating and uPVC double glazed windows - that'll save you money AND give you lots of control over your heating! | Secure entry phone system / owner fobs | SUPER CONVENIENT LOCATION - just a 20 min walk to town centre and MAINLINE STATION | Good storage space internally. Outside secure bike store | Good road links - short drive to the A1(M) North and South. Less than 1/2hr to London Luton Airport.



A Great Sized Modern Apartment In A Central Location For That Price? How can that Be? On the third floor of a NEARLY NEW development development which captures the history and character of Letchworth Garden City. A desirable town with a real sense of community spirit with great amenities, surrounded by the open countryside of North Hertfordshire.

Imagine your 20 minute walk to your favourite cafe at the weekend and stealing those extra minutes in bed during the week with the station so close. And if you are an investor / existing landlord looking for a great investment opportunity this property could be for you! It offers everything your tenants will be searching for and the demand will be high - great ROI - gross yield of over 5%.

You can be in the centre of London in less than 45 minutes. If you fancy a trip to the seaside you can stay on for just over an hour longer and be in Brighton and if you're flying somewhere the same trains whisk you to Gatwick airport in just 90 mins. For those commuting by road the A1(M) serves the town well and takes you North and South. You are also on the doorstep of some beautiful North Hertfordshire countryside.

This apartment really does have the usual clean bright finish you would expect from a property of this age. Open plan to a newly refitted modern kitchen with gas hob, oven and integrated dishwasher - perfect for aspiring chefs. The main living space is neutrally decorated and there is room for sofa, armchairs and for a dining table and chairs. You can add soft furnishings and décor that reflects your personal style. The laminate flooring not only looks great but it's also easy to clean, making it the perfect choice for those who prefer low-maintenance living.

The hallway is spacious and there are two cupboards providing ample storage space. Two good sized bedrooms are served by a MODERN three piece bathroom suite - a shower over the bath means you can have an invigorating shower in the morning or a relaxing soak after a hard day at work.



Have a car? The private allocated parking space means you can park on your doorstep - no fighting for a space on a busy street or a walk to get home. DO NOT MISS the opportunity to secure this great home and just move your own furniture in or, if you are an investor, to get a great return on investment from completion!

Call the Leysbrook team TODAY to arrange a time to view and buy before someone else does!

| ADDITIONAL INFORMATION

Council Tax Band - B

EPC Rating - C

Leasehold - 112 years remaining

Ground Rent: £350.00 P.A.

Service Charge: £850.00 P.A.

| TOP FLOOR

Open Plan Living: Approx 19' 1" x 14' 5" (5.82m x 4.39m)

Bedroom One: Approx 14' 4" x 8' 8" (4.37m x 2.64m)

Bedroom Two: Approx 10' 1" x 8' 1" (3.07m x 2.46m)

Bathroom: Approx 9' 8" x 7' 4" (2.95m x 2.24m)

| OUTSIDE

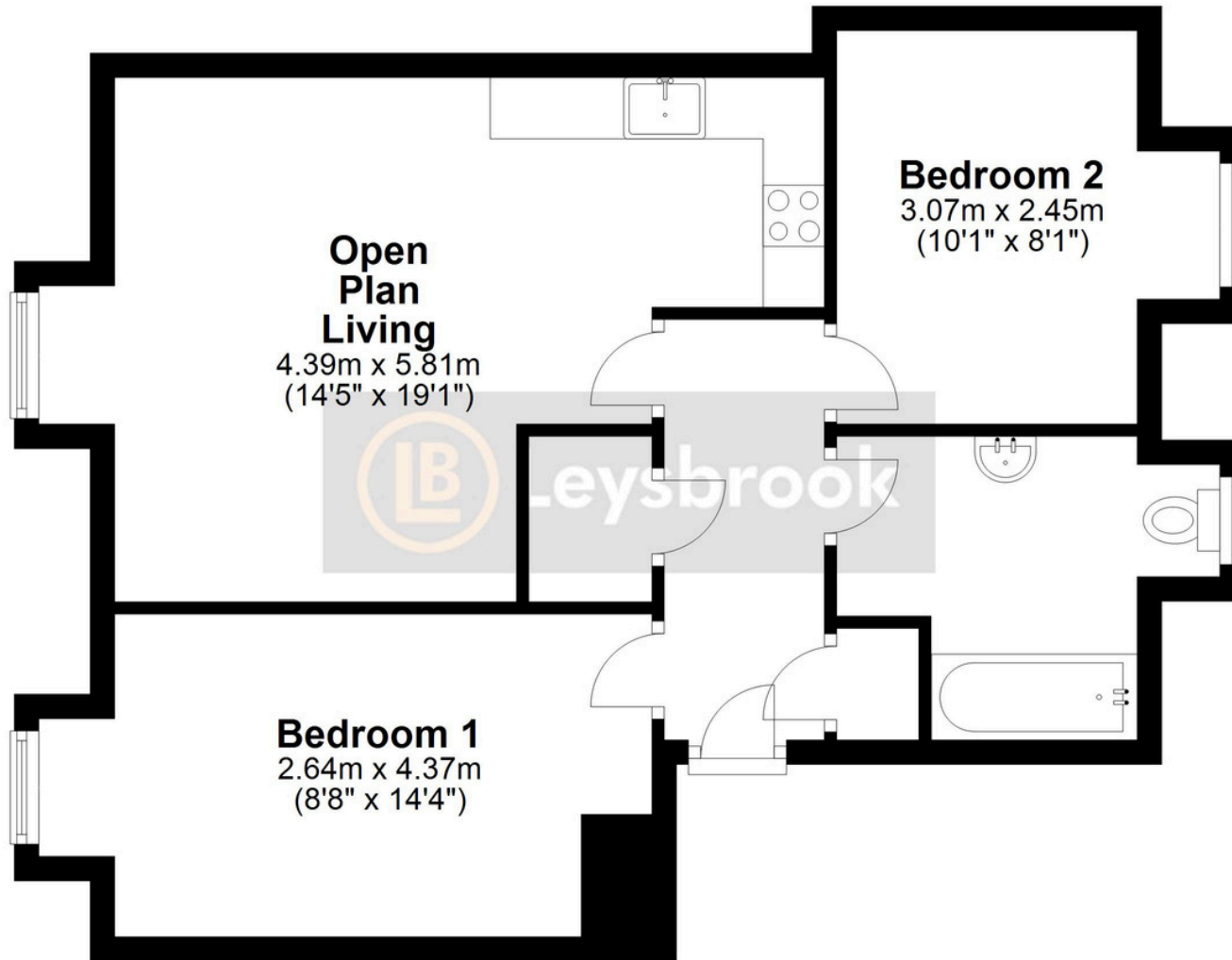
One allocated parking space

Visitors parking spaces



Third Floor

Approx. 54.1 sq. metres (582.3 sq. feet)



Total area: approx. 54.1 sq. metres (582.3 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	74
(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	