



Horace Gay Gardens, Letchworth Garden City, Hertfordshire. SG6 4XS





1 Bedroom Flat £180,000 Leasehold

Offered CHAIN FREE, this spacious and very well maintained one bedroom, first floor apartment is located in a quiet residential cul-de-sac just over half a mile from the town centre and mainline station. With allocated parking, this property is ideal for an investor or first time buyer!

- LEASEHOLD - 93 Years remaining
- CHAIN FREE
- Allocated parking
- Close proximity to town centre and mainline station
- Well presented
- Attention investors!
- Cul-de-sac location
- EPC rating C. Council tax band B

Ground Floor:**Entrance:**

Stairs to first floor.

First Floor:**Entrance:**

Door to front, security entrance phone, smoke alarm, airing cupboard.

Lounge:

Abt: 14' 8" x 10' 5" (4.47m x 3.17m) Bright spacious lounge, upvc double glazed window to front, tv and telephone points, storage heater, archway to kitchen.

Kitchen:

Abt: 13' 8" x 6' 2" (4.17m x 1.88m) Fitted kitchen with range of base and wall units with work surfaces over, built in oven and hob, fridge/freezer, washing machine, tiled splash backs, tiled floor. Upvc double glazed window to side.

Bedroom:

Abt: 11' 2" x 10' 0" (3.40m x 3.05m) Double bedroom. Upvc double glazed window to front, electric wall heater.

Bathroom:

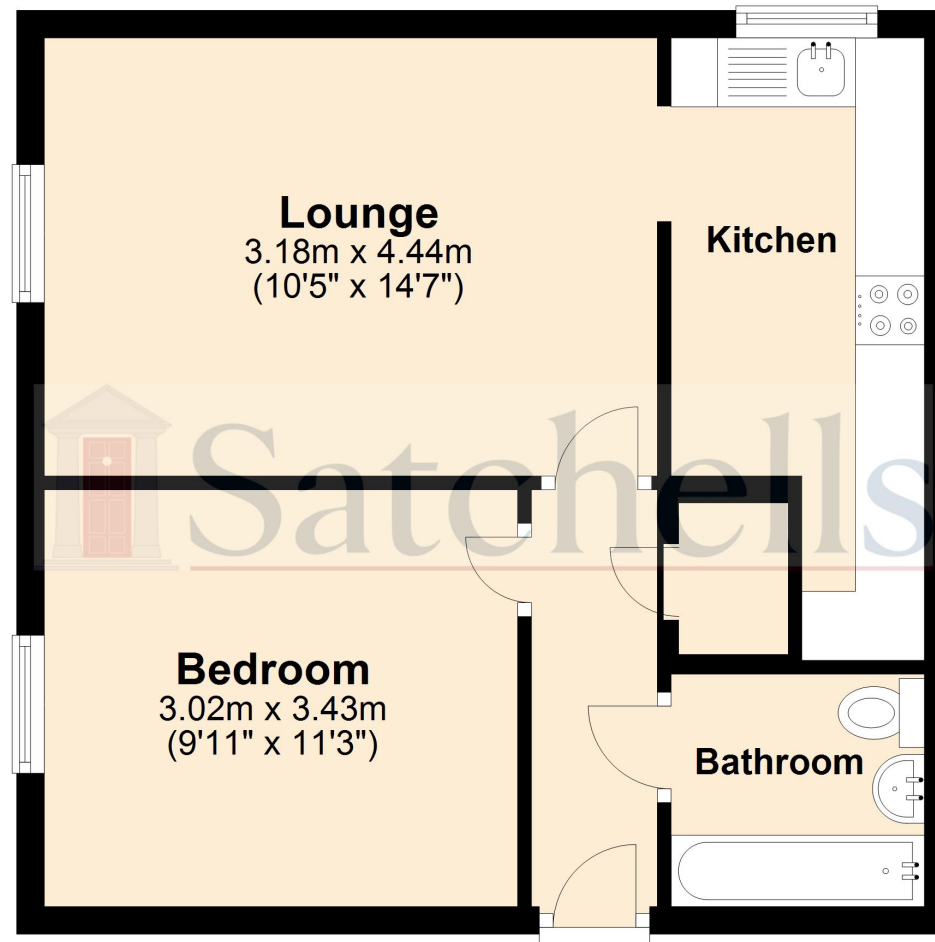
Three piece suite comprising bath with power shower, low level WC, wash hand basin, tiled walls, tiled floor, extractor fan.





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 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.