



5 Old Westbury, Letchworth Garden City, Hertfordshire. SG6 3NB





## 3 Bedroom Apartment

### Offers in Excess of £300,000 Leasehold

A three-bedroom split-level apartment, situated close to the town centre and train station. The property comprises three bedrooms, en suite to master, an open plan living area, a modern fitted kitchen, a family bathroom, gas central heating, and two allocated parking spaces. This property is ideal for families, first-time buyers, and investors!

- Three bedrooms
- Split level apartment
- Modern kitchen
- Open plan living
- Two allocated parking spaces
- Close to town centre
- Close to mainline station
- Leasehold - 114 years remaining
- EPC rating C. Council tax band C

**Ground Floor:****Entrance Hall:****Living Area with Kitchen:**

Abt. 24'5" x 12'5" (7.44m x 3.78m) Two double glazed windows to rear. Fully fitted kitchen. Radiator.

**Bedroom Three/Study:**

Abt 12' 6" x 6' 11" (3.81m x 2.11m) Double-glazed window to rear. Radiator.

**Cloakroom:**

Low level WC. Wash hand basin. Radiator.

**First Floor:****Master Bedroom:**

Abt 13' 3" x 12' 8" (4.04m x 3.86m) Two double-glazed windows to the rear. Radiator. Built-in wardrobes.

**En-Suite:**

Double-glazed window to rear. Radiator. Walk in shower. Low-level W/C. Wash hand basin.

**Bedroom Two:**

Abt. 9' 7" x 8' 10" (2.92m x 2.69m) Double-glazed window to front. Velux window to front. Radiator.

**Family Bathroom:**

Radiator. Bath. Wash hand basin. Low level WC.

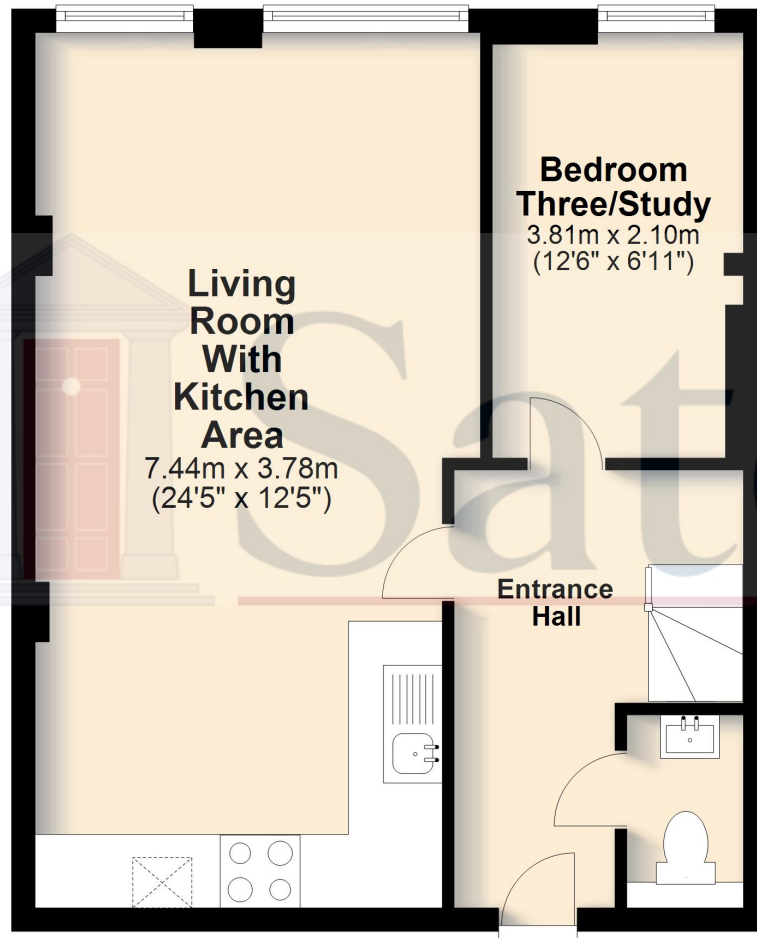
**Agents Note:**

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

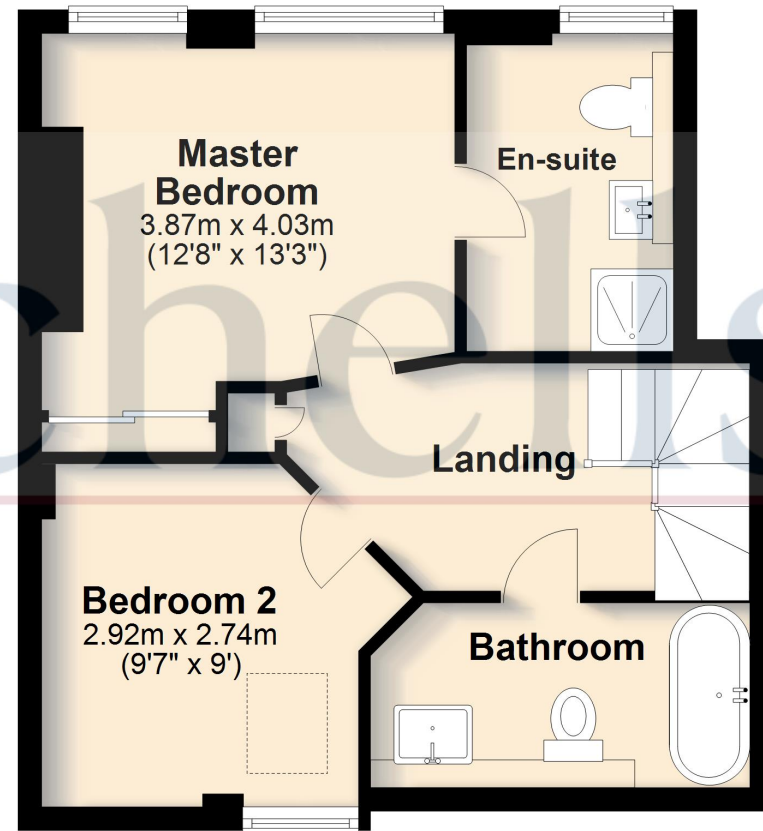


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

## Ground Floor



## 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.