



Station Road, Letchworth Garden City, Hertfordshire. SG6 3BA





2 Bedroom Retirement Property £420,000 Leasehold

Located in the heart of Letchworth town centre, this well-maintained retirement home features two double bedrooms, offering a blend of comfort and convenience. Residents can enjoy shared communal areas, including a beautifully kept garden. Modern, spacious, and meticulously cared for, this property provides an ideal setting for a relaxed and fulfilling retirement.

- 60+ retirement home
- Close to local amenities
- Chain free
- Off street parking
- Reception room with Juliette balcony
- Two double bedrooms
- Master bedroom with en-suite shower room
- Stunning communal gardens
- EPC rating B. Council tax band D
- Lease – 277 years. Annual service charge £5,508.89

First Floor:**Hallway:**

Access to all rooms. Storage cupboard housing fuse box. Spotlights. Carpet flooring.

Living Room:

Abt. 20' 7" x 11' 1" (6.27m x 3.38m) Dual aspect double glazed windows. Juliette balcony. Ceiling light fittings. Carpet flooring.

Kitchen:

Abt. 11' 1" x 9' 2" (3.38m x 2.79m) Selection of wall and base units with stainless steel sink with swan neck tap. Integrated oven and fridge/freezer. Glass splash back. Spotlights. Tiled flooring.

Bedroom One:

Abt. 16' 2" x 9' 1" (4.93m x 2.77m) Double glazed windows. Large storage cupboard. Ceiling light fitting. Carpet flooring. Access to en-suite bathroom.

En-Suite:

Abt. 7' 0" x 7' 2" (2.13m x 2.18m) Suite comprising large walk-in shower with glass screen, low level WC and built-in hand wash basin. Partly tiled walls. Heated towel rail. Tiled flooring.

Bedroom Two:

Abt. 16' 3" x 9' 5" (4.95m x 2.87m) Double glazed window. Ceiling light fitting. Carpet flooring.

Bathroom:

Suite comprising large walk-in shower with glass screen, low level dual flush WC and built-in hand wash basin. Partly tiled walls. Heated towel rail. Tiled flooring.

Outside:**Communal Garden:**

Patio area. Shrubbery and plants. Off street parking.

Additional Information:**Agents Note:**

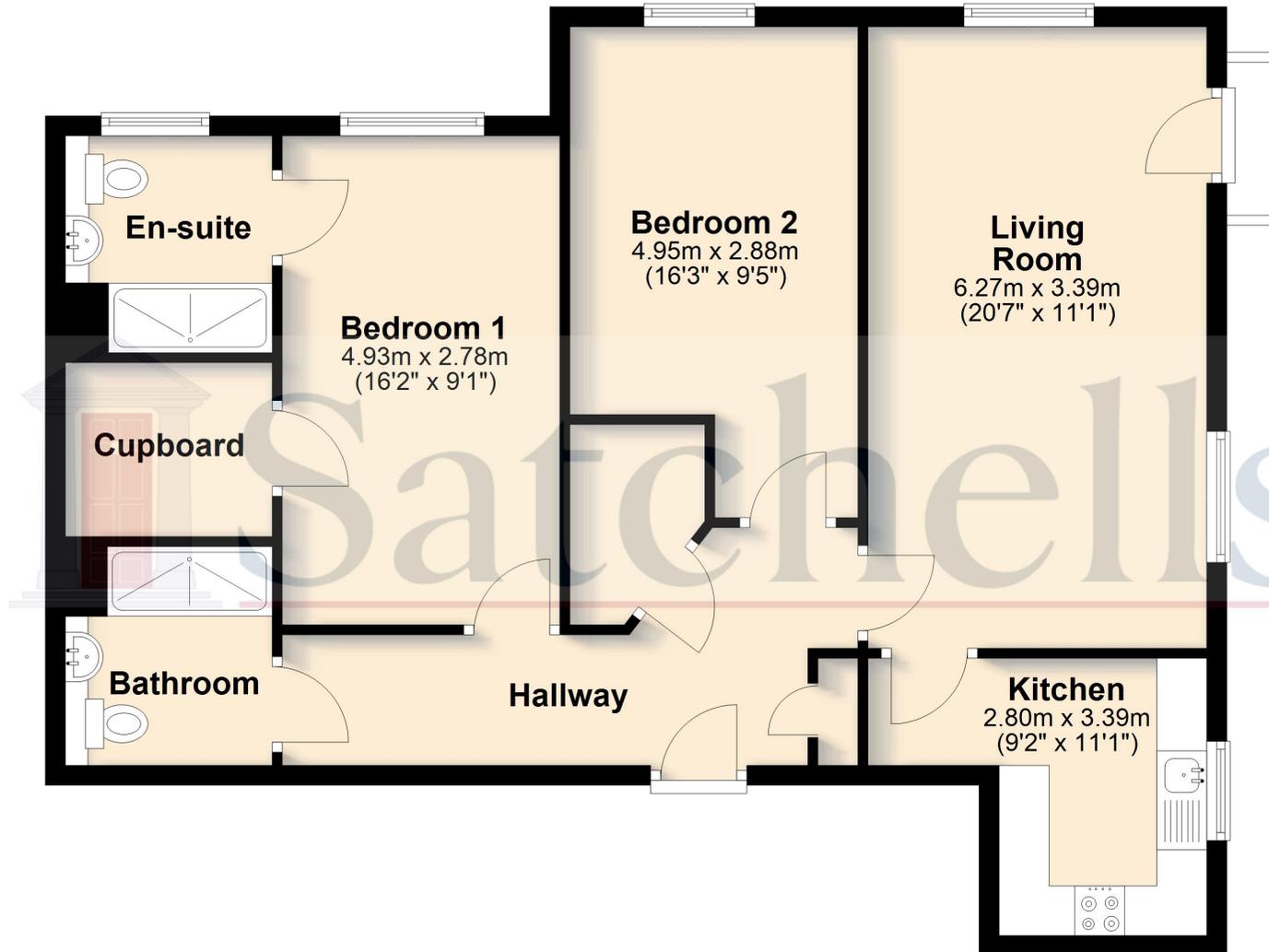
Draft details yet to be approved by the vendor and may be subject to change.



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.



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.