



Leys Avenue, Letchworth Garden City, Hertfordshire. SG6 3ED





## 2 Bedroom Apartment £200,000 Leasehold

A brilliant opportunity to buy your first apartment or add to your property portfolio! Situated in the middle of Letchworth town centre, this two-bedroom apartment with allocated parking is perfect for commuters, first time buyer and investors! The property needs modernizing and has a low lease.

- Two bedroom apartment
- Ideal buy to let
- Town centre location
- Walking distance to Letchworth train station
- Ideal for first time buyers
- Spacious living room
- Needs modernising
- Leasehold - 99 years from 1986
- **\*\*Allocated Parking Space\*\***
- EPC rating E. Council tax band B

**Entrance Hall:**

Door to side. Cupboard space.

**Kitchen:**

Window to side. Stainless steel sink. Electric hob and oven. Wall and base units.

**Lounge/Diner:**

Two windows to front. Gas fire. Two radiators.

**Bedroom One:**

Sky light window. Eaves storage. Radiator.

**Bedroom Two:**

Two windows to front. Radiator.

**Bathroom:**

Suite comprising bath, electric shower, wash hand basin and low level WC. Heated towel rail. Extractor fan.

**Additional Information:****Agents Note:**

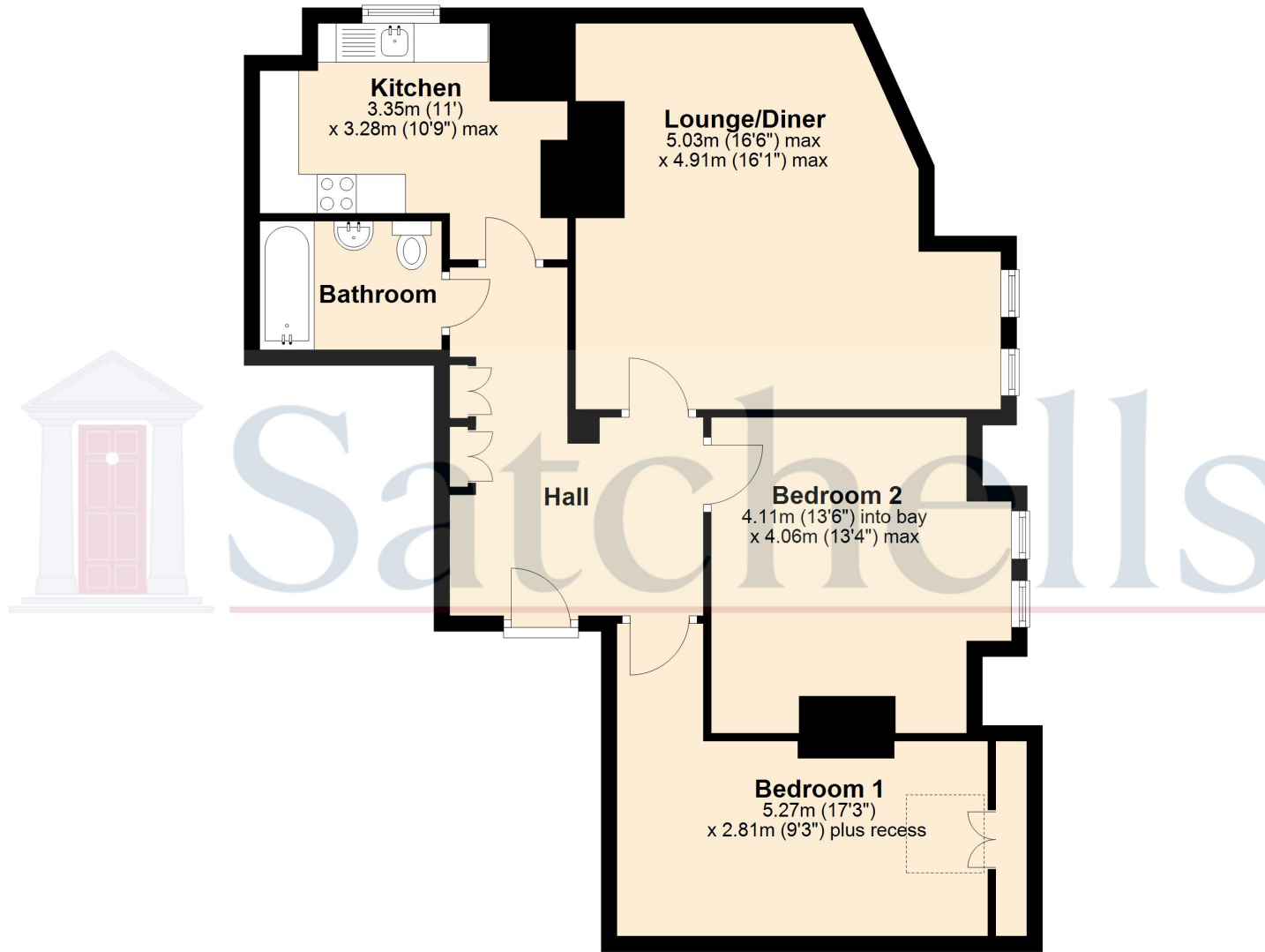
Draft details yet to be approved by the vendor and may be subject to change.



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.



## Floor Plan



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.