



Sollershott East, Letchworth Garden City, Hertfordshire. SG6 3PN





1 Bedroom Apartment £215,000 Leasehold

Ideally situated near Letchworth High Street, this beautifully presented apartment offers a spacious double bedroom, fitted kitchen, contemporary ensuite, and bright living area. Enjoy landscaped communal gardens and off-street parking. A rare long-lease opportunity in a highly sought-after location.

- One bedroom apartment
- Stunning communal gardens
- Close to town and mainline station
- Off street parking
- Highly desirable area
- Bright and spacious
- Well presented throughout
- Leasehold - 922 years remaining
- EPC rating C. Council tax band B

First Floor:**Living Room:**

Abt. 13' 8" x 11' 9" (4.17m x 3.58m) Secondary glazed windows. Radiators. Carpet.

Kitchen:

Abt. 7' 1" x 5' 9" (2.16m x 1.75m) Fitted kitchen with worktops. Integrated sink and drainer, oven, gas hob and extractor fan with a range of wall and base mounted units.

Bathroom:

Suite comprising shower, WC and wash basin with storage. Window. Radiator.

Outside:**Communal Grounds:**

Communal gardens.

Additional Information:**Anti-Money Laundering:**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

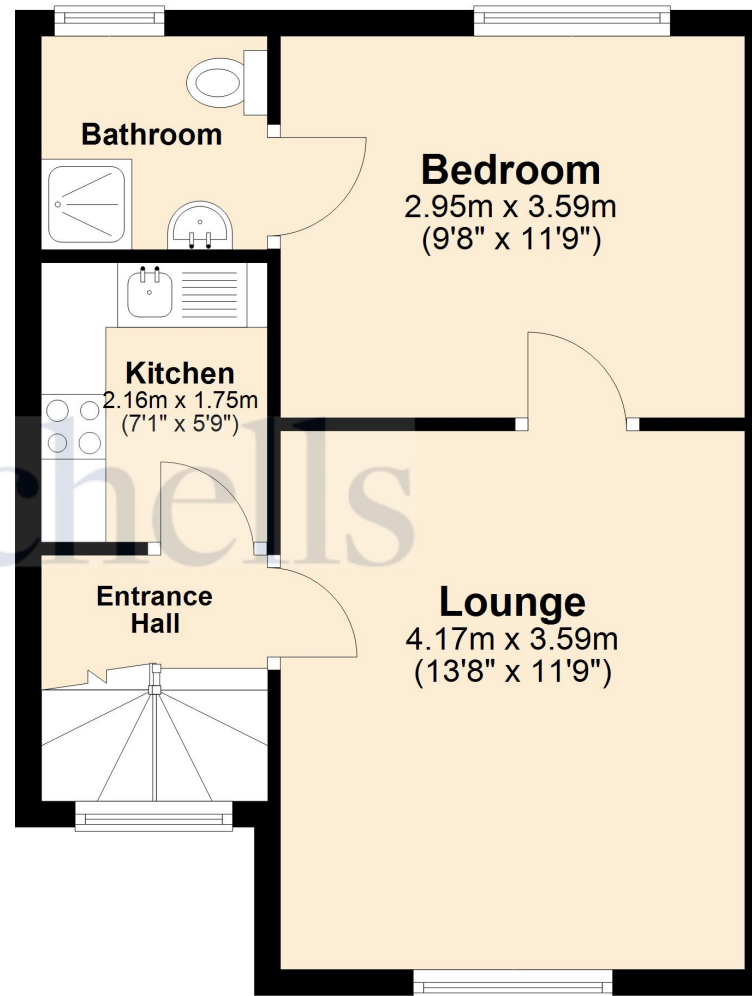
Agents Note:

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

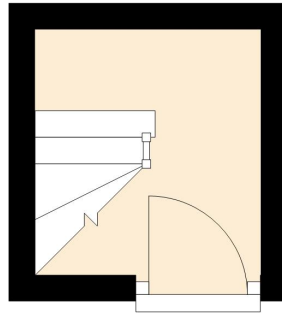


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



Ground 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.