



5 Chagny Close, Letchworth Garden City, Hertfordshire. SG6 4BZ

Satchells



1 Bedroom Ground Floor Flat

£850 pcm

Additional charges may apply

This one bedroom ground floor apartment is perfect for commuters being located just a short walk to the local mainline train station. Further boasting a spacious open planning living/modern fitted kitchen space, three-piece bathroom suite and one allocated parking space. Available NOW!

- One bedroom apartment
- Ground floor
- Open plan living/kitchen area
- Three piece bathroom suite
- Walking distance to mainline train station
- Walking distance to local amenities
- Allocated parking
- No pets allowed
- Available NOW!
- EPC rating C. Council tax band A

This one bedroom ground floor apartment located in the quiet residential area of Chagny Close is a great find for rentals in the Letchworth area. As you enter through the front door, you are met with the three-piece bathroom suite, then to the right you will find the bedroom with built-in wardrobe space. Further down the entrance hallway, you will be met with the bright & spacious living/modern fitted kitchen area.

You are further treated to one allocated parking space in the car park outside of the building leading to easily accessible road links throughout Letchworth and further. As well as this, you are a 10-minute walk away from the local town centre where you will find shops, cafes, pubs and restaurants; along with the mainline Letchworth Train Station, providing easy road links to London, Cambridge and as far as Brighton. Available NOW, enquire now to book your viewing.

A security deposit is payable at the time of your offer being accepted by the landlord/s. This is equivalent to one weeks rent and for this property is £195.61. This does then form part of your five-week holding deposit meaning once all satisfactory references are passed you will then be required to pay £782.44. For more information please contact the office.

Additional Information: Agents Note:

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

Anti-Money Laundering:

Anti-Money Laundering (AML): 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.



Material Information:

We are advised by the seller/landlord/tenant of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

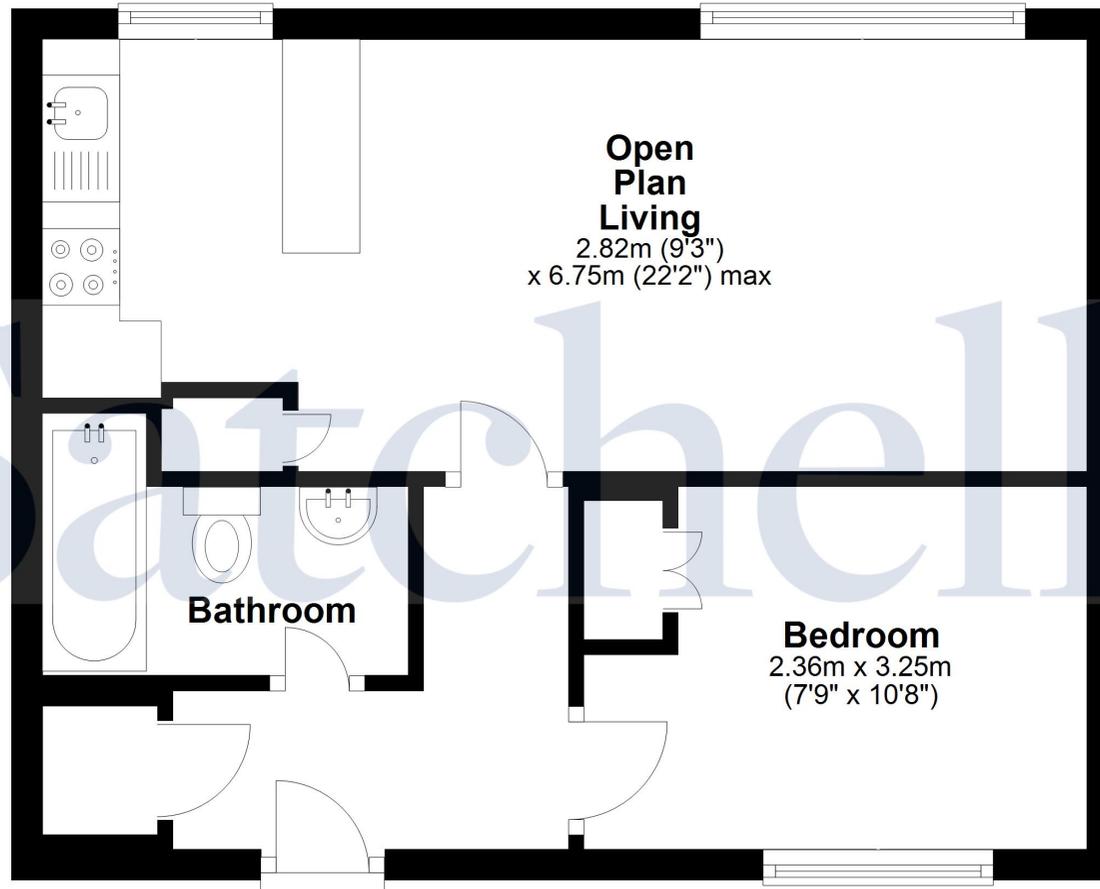
Water: Mains supply
Electric: Mains supply
Drainage: Mains supply
Flood risk: Low - Not flooded in last 5 years
Mobile/Phone: Good - Further information can be found here: <https://checker.ofcom.org.uk/en-gb/>
Council Tax Band: Band A
Council tax payable: £127.92 per month approx.
Ground Rent details: N/A
Service charge details: £1000 per annum approx.

For further material information please contact the office marketing this property.

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 take a lease, 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, utilities and services, title, tenure, and council tax band of the property or the tenancy terms. Some images may have been enhanced and the contents shown may not be included in the letting. Some content may have been created using AI. 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.

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Ground Floor



For illustration 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.