



Chagny Close, Letchworth Garden City, Hertfordshire. SG6 4BY





1 Bedroom Apartment £160,000 Leasehold

Available CHAIN FREE, this well presented one bedroom, ground floor flat has a long lease as well as a modern fitted kitchen. Located just a short walk from the town centre and station.

- Ground floor
- Modern kitchen
- Chain free
- Cul-de-sac location
- Close to station
- Close proximity to town
- Communal parking
- Leasehold - 156 years remaining
- Service charge: £1,050 per annum
- EPC rating D. Council tax band A

Ground Floor:**Entrance Hall:**

Laminate flooring. Intercom phone. Leading through to rest of accommodation.

Living Room:

Abt. 13' 11" x 9' 3" (4.24m x 2.82m) Laminate flooring. Double glazed window to side aspect. Electric heater. Open plan to kitchen.

Kitchen:

Laminate flooring. Double glazed window to side aspect. Integrated oven, hob and extractor. Plumbed appliances. Sink and drainer. Worktops with a range of wall and base mounted units.

Bedroom:

Abt. 10' 7" x 7' 10" (3.23m x 2.39m) Carpet. Window to front aspect. Electric heater. Built-in wardrobes.

Bathroom:

Lino flooring. Part tiled walls. Shower with wall mounted shower, WC and sink. Extractor.

Additional Information:**About the Area:**

Letchworth is the world's first 'Garden City' combining the best elements of town and country living according to the vision of the town's founder Ebenezer Howard. The area offers plenty of outdoor options including the Garden City Greenway and Norton Common's 60 acres of grassland and woodland close to the town centre. Letchworth offers tree-lined avenues, wide walkways, relatively uncongested roads, and a wealth of shops, coffee houses, and restaurants. Letchworth train station offers a regular service to King's Cross. There are also rail services to Cambridge and the North via Peterborough. By road, Letchworth is just off the A1 Junctions 9 & 10 and approximately 22 minutes from Junction 23 of the M25. The M1 North can be accessed via the A507. Luton Airport is only around 12 miles away.

Agents Note:

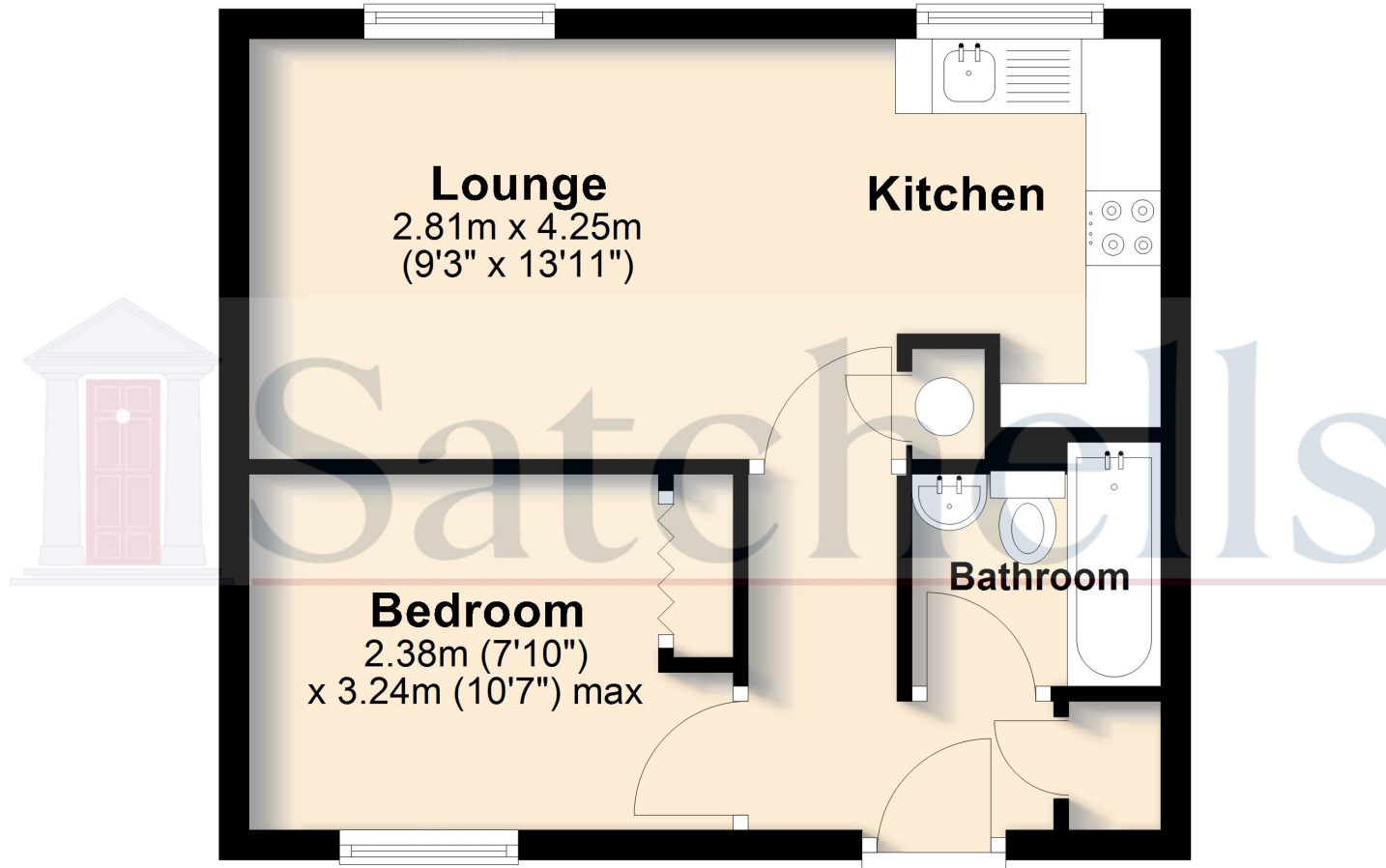
Draft details yet to be approved by the vendor and may be subject to change.



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



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.