



Haysman Close, Letchworth Garden City, Hertfordshire. SG6 1UD





1 Bedroom Apartment £195,000 Leasehold

This very well-presented and generously proportioned one-bedroom first-floor apartment offers a perfect blend of comfort and convenience. The property benefits from ample communal parking and beautifully maintained grounds while being conveniently located within easy reach of Letchworth town centre, mainline station, Norton Common nature reserve, local leisure centre and supermarkets. Perfect for first time buyers and those who commute.

- Leasehold – 112 years remaining
- Ample communal parking
- Close to town and mainline station
- LARGE 1 bed first floor apartment
- Low service charges
- Very well presented
- Separate dressing room
- Good sized kitchen
- Bright and spacious throughout
- EPC rating C. Council tax band B

Ground Floor

Communal Grounds & Parking:

The property offers well maintained grounds with established trees and grass areas while providing ample communal parking ensuring parking for multiple vehicles.

First Floor

Entrance Hall:

Intercom entry system. Front door with multiple locks. Carpet. Large storage cupboard.

Living Room:

Abt. 17' 0" x 12' 2" max excluding bay (5.18m x 3.71m) Carpet. Triple aspect double glazed windows including bay window. Space for dining table. Electric radiator. Two pendant lights.



Kitchen:

Abt. 10' 5" max x 9' 9" (3.17m x 2.97m) Tiled flooring. Double glazed window. Worktops with a range of wall and base mounted units. Plumbed appliances. Space for fridge/freezer. Free standing cooker. Integrated sink and drainer. Tiled splashback.

Bedroom:

Abt. 10' 2" x 9' 8" (3.10m x 2.95m) Carpet. Electric radiator. Dual aspect double glazed windows. Light.

Dressing Area:

Abt. 6' 9" x 6' 9" (2.06m x 2.06m) Carpet. Light. Opening through in to bedroom.

Bathroom:

Privacy double glazed window. Tiled floor. Part tiled walls. Heated towel rail. Wash basin. WC. Bath with wall mounted electric shower.

Agents Note:

Draft particulars 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 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.