



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

Satchells



2 Bedroom Apartment £318,500 Leasehold

A modern first-floor apartment offering two double bedrooms and two bathrooms, including an en-suite to the principal bedroom. Featuring a bright open-plan living, dining and kitchen area with integrated appliances and two Juliet balconies. The property also benefits from lift access and allocated parking.

- Two bedroom apartment
- Ensuite to principal bedroom
- Open plan living
- Two Juliet balcony's
- Long lease
- Town centre location
- EPC rating C. Council tax band C

Step Inside:

Set inside a well-maintained development! The property is approached via a smart communal entrance hall with lift access and individual post boxes. Upon entering the apartment, a welcoming entrance hall sets the tone for the modern living offered throughout.

This impressive first-floor apartment benefits from two generously sized double bedrooms and two bathrooms, including the en-suite to the principal bedroom. The heart of the home is the bright and spacious open-plan lounge, dining and kitchen area, enhanced by two Juliet balconies offering attractive views across the town centre. The contemporary kitchen is fully equipped with integrated appliances, including a full-sized dishwasher, oven, hob, fridge freezer and microwave, making it ideal for both everyday living and entertaining.

Further accommodation includes a useful utility cupboard, a modern three-piece family bathroom and ample storage. Externally, the property is further complemented by an allocated parking space, adding to the convenience of this stylish and well-located apartment.

About The Area:

Situated in the heart of Letchworth Garden City town centre, the apartment enjoys a prime and highly convenient location with a wide range of shops, cafés, restaurants and leisure facilities close by. The train station is just a short stroll away, offering fast and regular services into London, making this an excellent choice for commuters. Letchworth is renowned for its green spaces, attractive architecture and strong community feel, blending town-centre living with easy access to parks and countryside.

Additional Information**Agents Note:**

Draft particulars yet to be approved by vendor and maybe subject to change.

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.



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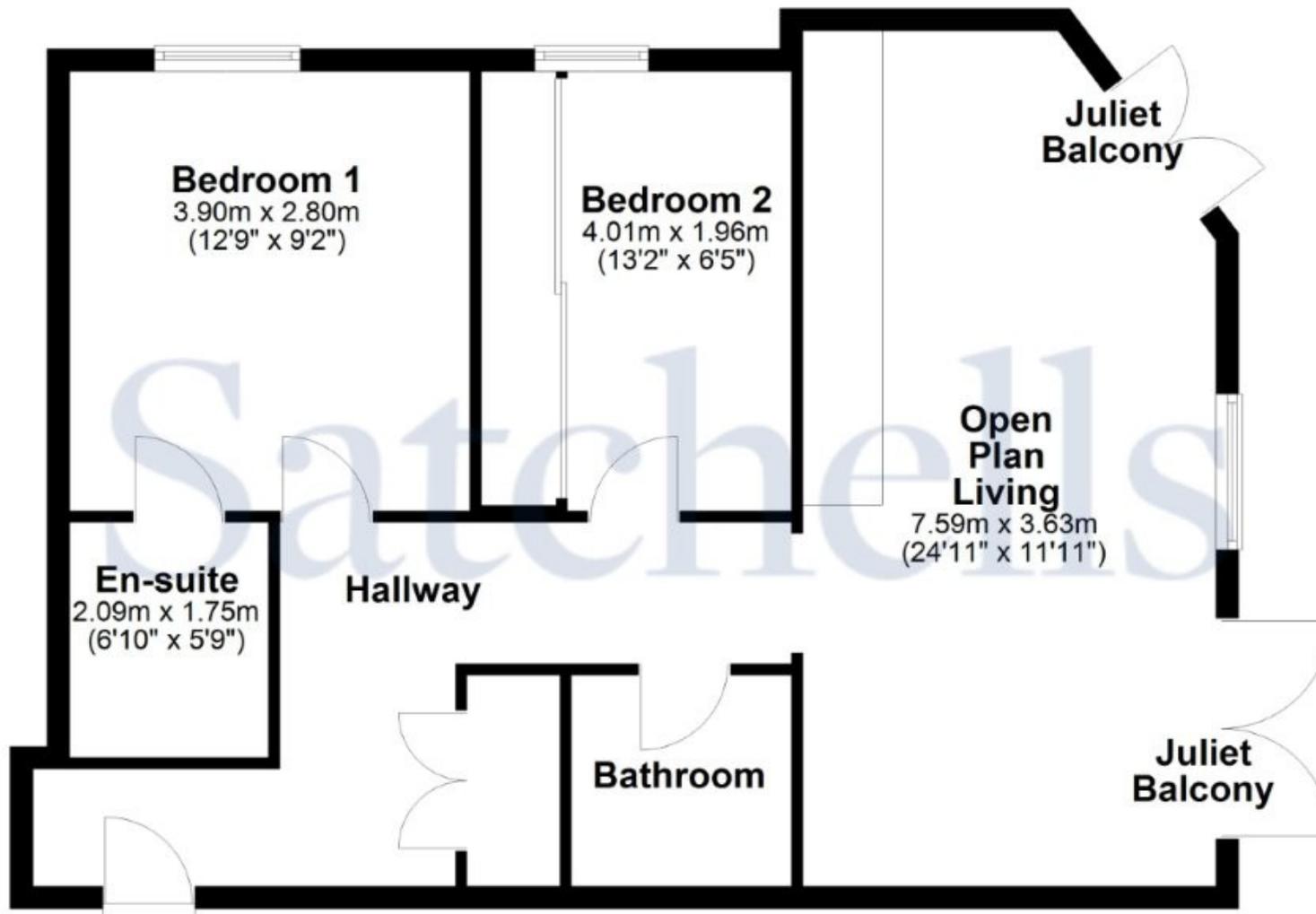
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First Floor



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.