



Sollershott Hall, Sollershott East, Letchworth Garden City SG6 3PN





1 Bedroom Ground Floor Flat

£210,000

950 YEAR LEASE! This well-maintained one bedroom apartment, near Letchworth High Street, features a spacious bedroom, a modern fitted kitchen, en-suite bathroom and a bright living area. It boasts access to stunning communal gardens and includes allocated parking, offering both comfort and convenience in a prime location with an option to purchase a garage.

- Well presented throughout
- Stunning communal gardens
- Close to town and mainline station
- Modern fully fitted kitchen
- Bright and spacious
- Off street parking
- Leasehold - 950 years remaining
- Highly desirable area
- Ground floor apartment
- EPC rating E. Council tax band B
- Option to purchase garage

Ground Floor:

Internal:

Living Room:

Window to front aspect. Door to communal gardens. Two electric radiators. Carpet.

Kitchen:

Windows to rear aspect overlooking communal gardens. Fitted kitchen with worktops, integrated sink and drainer, oven, electric hob and extractor fan with a range of wall and base mounted units. Freestanding fridge/freezer and plumbed appliances. Open plan to living space.

Bedroom:

Window to rear aspect overlooking communal gardens. Electric radiator. Built-in wardrobes and cupboards. En-suite bathroom.

External:

Communal Gardens:

The apartment itself provides access directly into the walled area of the communal gardens offering a perfect space for a table and chair to enjoy the stunning surroundings. Directly to the front, the meticulously well maintained gardens offer a bright and sunny spot to enjoy this historic estate.

Parking:

Ample communal parking off road.

Additional Information:

Agents Note:

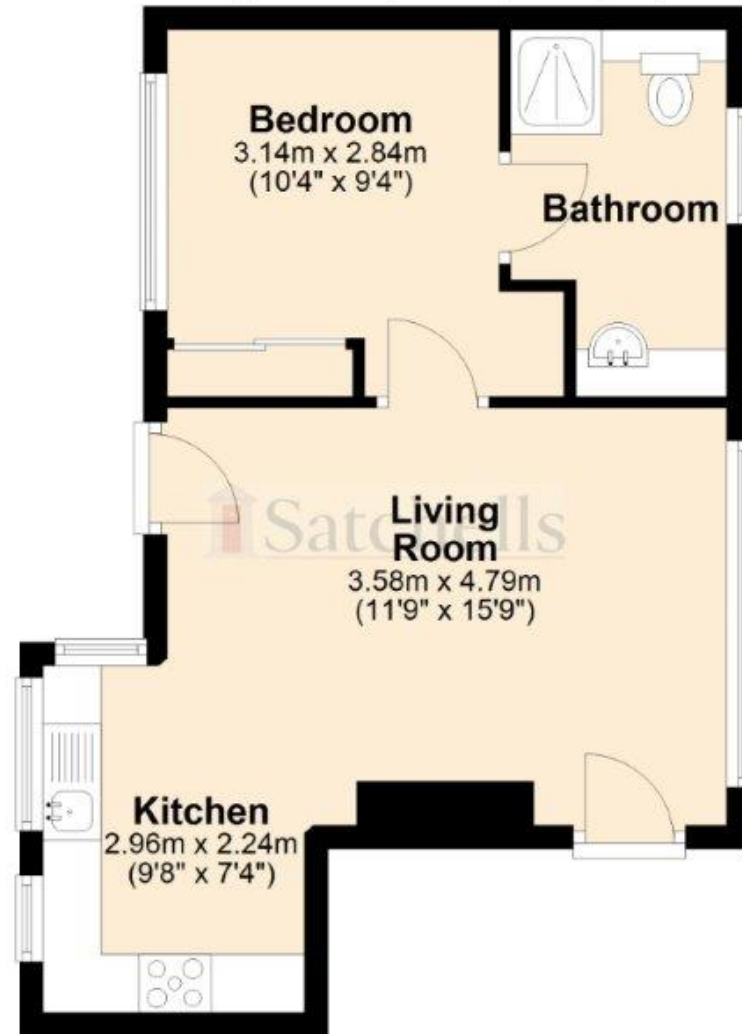
Draft details yet to be approved by the vendor and may be subject to change.



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

Approx. 41.6 sq. metres (447.7 sq. feet)



Total area: approx. 41.6 sq. metres (447.7 sq. feet)

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.