



Kristiansand Way, Letchworth Guide Price £200k to £220k

**Guide Price £200k to £220k | Perfect for first-time buyers - NO Stamp Duty - or as a prudent investment opportunity - Nearly 6% Yield | SHARE OF FREEHOLD - LOW FEES! | Compact, modern kitchen equipped for ease of use and maintenance | GREAT rental DEMAND in the area | Warm, inviting bedrooms with carpets for those chilly mornings | Flexible second bedroom, ready to be your nursery or WFH office space | Off-street parking ensures your vehicle's security and convenience | Situated in a quiet area with the spirit and amenities of Letchworth nearby | Proximity to Letchworth Greenway, ideal for fitness enthusiasts and nature lovers | Commuter-friendly: swift access to central London and major transport links**



Guide Price £200k to £220k. Looking for a slice of independence? Ready to leave the nest or upgrade from your cramped rental? Consider this your invitation to Letchworth – where this two-bedroom flat offers just the right mix of convenience, simplicity and comfort.

### **Why You'll Love This Place**

**Space Just for You:** Escape the late-night tiptoeing so you don't wake your parents. Enjoy the freedom of your own place in a 30-year-old property that's solid, sound and without the fuss of over-the-top luxury.

**Functional Living:** With one bedroom perfect as a nursery or home office, embrace the work-life balance that's just been out of reach.

**Commute with Ease:** Letchworth's great for getting around. You're not just buying a flat; you're buying time with less than a 45-minute train to central London. If you fancy a trip to the seaside you can stay on for just over an hour longer and be in Brighton and if you're flying somewhere the same trains whisk you to Gatwick airport in just 90 mins. For those commuting by road the A1(M) serves the town well and takes you North and South.

**Smart and Uncomplicated:** The kitchen's compact and smart – think less time cleaning, more time living. Neutral carpets in bedrooms mean warm feet on winter mornings.

**Ready to Move In:** Investors, take note. This flat's all set for tenants, boasting a strong 6% gross annual return. High demand, solid investment. First-Time Buyer no work to consider.



**Local Charm**

Letchworth isn't just about the commute. It's community spirit, open countryside and a town that serves you – not the other way around. Dog owner? Jogger? Social butterfly? It's all here. Great amenities on your doorstep and your surrounded by the open countryside of North Hertfordshire, just a stone's throw from the GREENWAY and beautiful North Hertfordshire countryside.

**Practicalities Covered**

Off-street parking solves one of life's little headaches, and vinyl kitchen flooring handles the spills of life's little adventures. So, what's stopping you? If you're nodding along, thinking "That's me they're talking to," then let's chat. It's not just a property; it's a stepping stone to your next chapter. Don't just chase dreams – live them here in Letchworth.

Take a look at this great property and secure it before someone else does!

**| ADDITIONAL INFORMATION**

Council Tax Band - B - £1,553.56 P.A.

EPC Rating - C

Lease Length - 92 years remaining

Service Charge - £65.00 P.A.

**| SECOND FLOOR**

Living Room: Approx 23' 1" x 11' 2"MAX (7.04m x 3.40m MAX)

Kitchen: Approx 9' 6" x 5' 6" (2.90m x 1.68m)

Bedroom One: Approx 10' 2" x 9' 10" (3.10m x 3.00m)

Bedroom Two: Approx 8' 5" x 6' 8" (2.57m x 2.03m)

Bathroom: Approx 7' 1" x 5' 8" (2.16m x 1.73m)

**| OUTSIDE**

Allocated off road parking



## Second Floor

Approx. 49.7 sq. metres (534.9 sq. feet)



Total area: approx. 49.7 sq. metres (534.9 sq. feet)

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Plan produced using PlanUp.



## Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

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