



Ascot Drive, Letchworth Garden City, Hertfordshire. SG6 1FZ

Satchells



1 Bedroom Apartment £200,000 Leasehold

This spacious and well-presented one-bedroom apartment offers bright, generous living accommodation throughout. Ideally situated within easy walking distance of the town centre and mainline station, the property also benefits from allocated parking and gas central heating. An excellent opportunity for first-time buyers or investors alike.



- One bedroom apartment
- Open plan living
- Modern fitted kitchen
- Well presented throughout
- Allocated parking
- Close to town and mainline station
- Gas central heating
- Leasehold
- EPC rating B. Council tax band B

First Floor**Living Room:**

Laminate flooring. Large double-glazed windows. Radiators. Open plan to kitchen. Space for a dining table.

Kitchen:

Tiled flooring. Spotlights. Worktops with a range of wall and base mounted units and integrated oven, hob and cooker hood, dishwasher, sink and drainer and washer/dryer. Extractor.

Bedroom:

Laminate flooring, Radiators. Large double-glazed windows. Built in wardrobes.

Bathroom:

Tiled floor. Heated towel rail. Bath with tiled walls, mixer taps and wall mounted shower. Wash basin. WC. Extractor.

Outside**Parking:**

One allocated parking space. Visitor spaces.

Additional Information**Agents Note:**

Draft particulars yet to be approved by the vendor and may be 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 and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material Information:

We are advised by the seller of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller based on their current provider.

Water: Mains supply
Electric: Mains supply
Drainage: Mains supply
Flood risk: No
Mobile/Phone: Good
Tenure: Leasehold
Council Tax Band: B
Council tax payable: TBC
Length of lease: 107 years remaining

Ground Rent details: £309.91
Service charge Details: £900.25

For further material information please contact the office marketing this property.

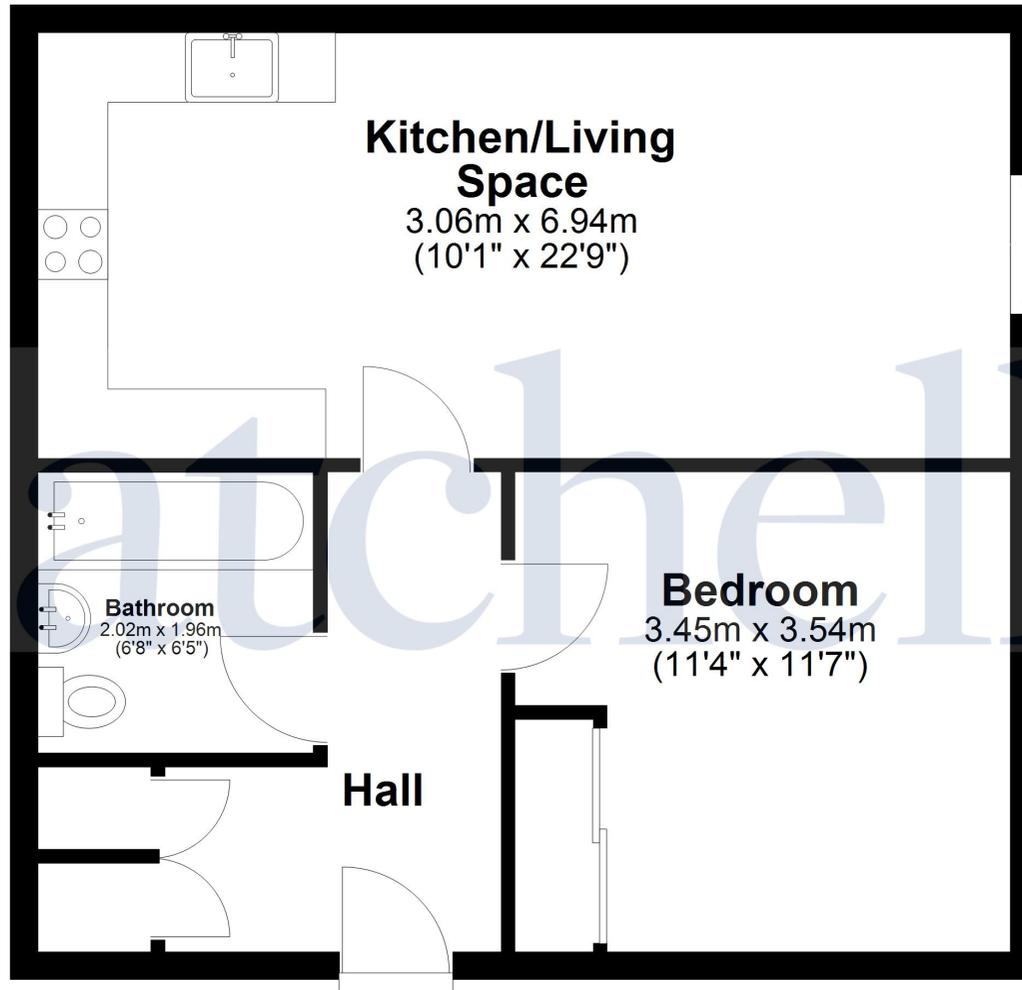




These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property 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, utilities and 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. Some content may have been created with the use of AI. 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.

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First Floor



For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.