



6 Ralph Swingler Place, Letchworth Garden City SG6 3GZ

Satchells



2 Bedroom Retirement Property £425,000 Leasehold

A well-presented two-bedroom first floor apartment set within an exclusive development with lift access and a private balcony. The property offers a spacious lounge, separate dining room and a modern kitchen/breakfast room with underfloor heating. Further benefits include two double bedrooms, a bathroom and en-suite, landscaped communal gardens, a private indoor swimming pool and a single garage.



- First floor apartment with lift access
- Two double bedrooms with fitted wardrobes
- Private decked balcony
- Spacious lounge with French doors
- Kitchen/breakfast room with integrated appliances
- Underfloor heating to main living areas
- Private indoor swimming pool
- Single garage
- EPC rating B. Council tax band D

Ground Floor:**Communal Entrance:**

Secure communal entrance accessed via intercom system, with both stairs and lift providing access to the first floor.

First Floor:**Entrance:**

Private front door opening into the apartment.

Dining Room:

Approximately 14' 10" x 10' 8" (4.52m x 3.25m) A generous and versatile dining room featuring two useful storage cupboards and seamless access to both the kitchen and lounge. Underfloor heating throughout enhances comfort and practicality.

Lounge:

Approximately 15' 9" x 11' 11" (4.80m x 3.63m) An impressive living space enjoying double glazed French doors opening onto the balcony, complimented by a side window for additional natural light. Features include an attractive fireplace, underfloor heating and a TV point.

Balcony:

Attractive decked balcony accessed from the lounge, enjoys pleasant views across the development and communal gardens.

Kitchen/Breakfast Room:

Approximately 13' 11" x 9' 1" (4.24m x 2.77m) A real standout feature of the apartment, the kitchen/breakfast room is fitted with a comprehensive range of matching base and eye-level units offering excellent storage. Integrated appliances include an electric oven with gas hob, fridge, freezer and washing machine. Finished with ceramic tiling, underfloor heating and a double glazed window overlooking the rear aspect.

Inner Hallway:

Providing access to both bedrooms and the main bathroom.

Master Bedroom:

Approximately 14' 5" x 10' 3" (4.39m x 3.12m) A well-proportioned principal bedroom with double glazed windows overlooking the development, dressing area with fitted wardrobes and direct access to the main bathroom.

Bathroom:

Luxurious suite comprising a low-level WC, wash hand basin and bath with shower over. Accessed from both the hallway and the master bedroom.

Bedroom Two:

Approximately 11' 7" x 10' 2" (3.53m x 3.10m) A spacious second double bedroom with fitted wardrobes, double glazed window overlooking the development and door leading to the en-suite.

En-Suite:

Comprising a low-level WC, wash hand basin and fully tiled shower cubicle. Ceramic tiling and a double glazed side window.

Outside:**Communal Gardens:**

Beautifully landscaped communal gardens maintained to a high standard for residents to enjoy, along with ample visitor parking. Residents also benefit from access to a private indoor swimming pool with changing facilities and shower.

Garage:

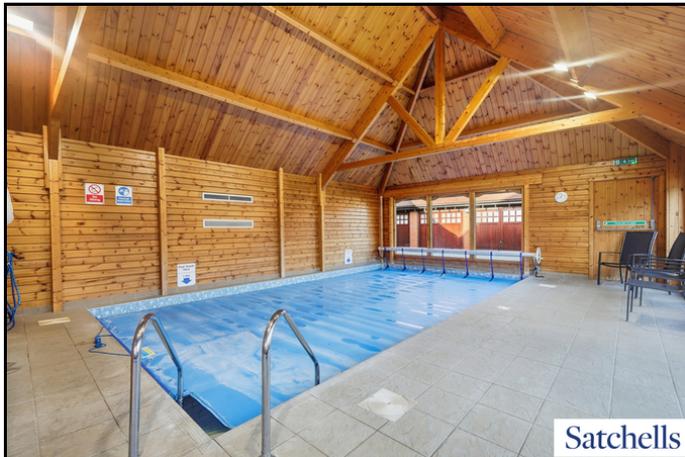
Single garage with electronic up-and-over door, complete with power and lighting

Additional Information:**Agents Note:**

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

Anti-Money Laundering:

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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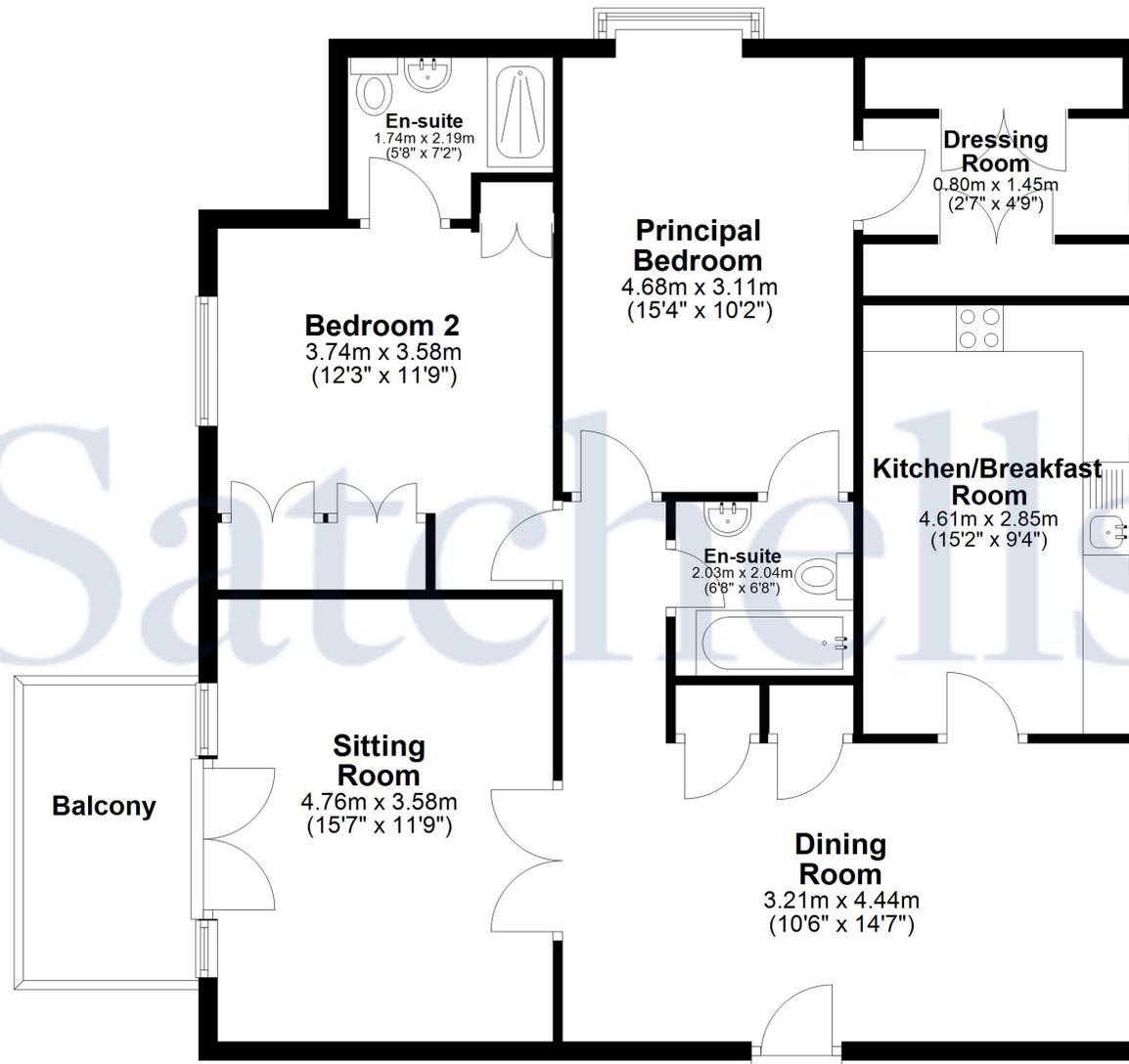


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These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods 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.

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Ground 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.