



Flat 5 Bell House Chambers, Leys Avenue, Letchworth Garden City, Hertfordshire. SG6 3EU





## 1 Bedroom Apartment £170,000 Leasehold

A brilliant opportunity to buy your first apartment or add to your property portfolio! Situated in the middle of Letchworth town centre, this one bedroom apartment is perfect for commuters, first time buyer and investors!

- One bedroom apartment
- Ideal for first time buyer
- Town centre location
- Walking distance to Letchworth train station
- Potential yield of over 5%
- Open plan living
- Vendor advises ground rent and service charge £29.90pa
- Leasehold - 125 years from 2005
- Awaiting EPC. Council tax band A



## Ground Floor:

### Communal Entrance:

Secure door with stairs to apartment.

### First Floor:

Front door to internal hallway and stairs to living accommodation. Storage cupboard.

### Kitchen/Diner/Lounge:

Abt. 15' 9" x 15' 5" (4.80m x 4.70m) Matching wall and base units with work top over. Stainless steel sink unit with mixer tap. Electric hob and extractor fan. Space for fridge freezer and washing machine. Skylights. Wood flooring. Door to hall.

## Hallway:

Doors to all rooms. Double storage cupboard. Stairs to entrance hallway.

## Bedroom::

Abt. 11' 4" x 9' 3" (3.45m x 2.82m) Skylight. Radiator. Carpet.

## Bathroom:

White three-piece bathroom suite comprising of low level wc, pedestal wash basin and bath. Radiator.

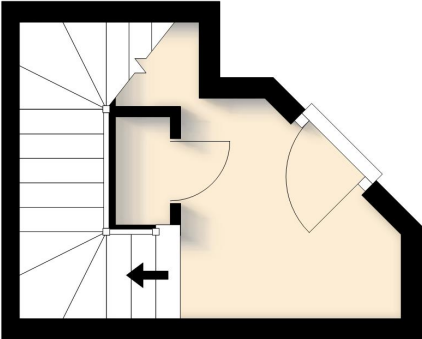
## Agents Note:

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

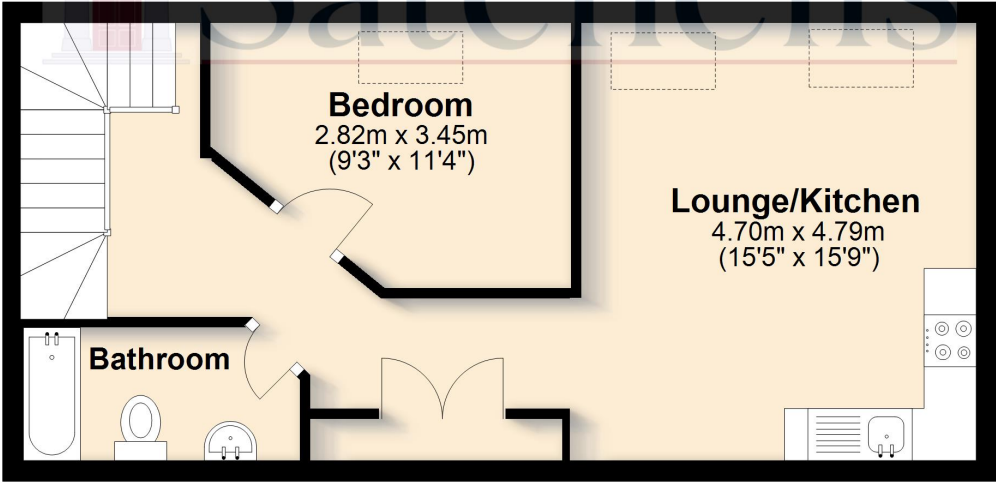


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



### 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.