



Apartment 17, 25 Leys Avenue, Letchworth Garden City SG6 3EP





2 Bedroom Apartment

£300,000 Leasehold

Located within Letchworth town centre offering a prime position for commuters, this very well presented TWO bedroom, TWO bathroom apartment offers modern and spacious living throughout. Complimented with allocated parking, this apartment is the perfect first time buy or investment opportunity just 300 yards from the mainline station.

- TWO bedroom apartment
- Town centre location
- Bright and spacious throughout
- Ensuite to principal bedroom
- Modern throughout
- Fully integrated kitchen
- Allocated parking
- 300 yards to mainline station
- EPC rating C. Council tax band C
- Leasehold - 163 years remaining

Ground Floor

Communal Entrance Hall:

Security door to front and rear access. Laminate flooring. Lockable mail box's. Stairwell. Elevator.

Second Floor

Hallway:

Laminate flooring. Storage/boiler/utility cupboard. Electric heater.

Living Room:

Abt. 13' 8" x 18' 4" inc. kitchen (4.17m x 5.59m) Laminate flooring. Large double glazed windows to rear aspect. Electric radiator. Spotlights. Alcove for tv. Sockets.

Kitchen:

Laminate flooring. Open plan to living space. Space for dining table. Spotlights. 'L' shaped worktops with a range of wall and base mounted units and integrated sink/drainers, microwave, electric hob, oven, dishwasher, fridge/freezer and extractor.

Principal Bedroom:

Abt. 9' 4" x 11' 6" (2.84m x 3.51m) Spotlights. Electric radiator. Double glazed window to rear aspect. Carpet. Wardrobes. Ensuite.

Ensuite:

Tiled floor. Part tiled walls. Corner shower with wall mounted head and glass doors. WC. Wash basin. Mirrored wall with shelf. Heated towel rail. Extractor.

Bedroom Two:

Abt. 12' 8" x 8' 5" (3.86m x 2.57m) Spotlights. Electric radiator. Double glazed window to rear aspect. Carpet.

Bathroom:

Tiled floor. Part tiled walls. Bath with mixer taps. wall mounted and overhead head and glass screen. WC. Wash basin. Mirrored wall with shelf. Heated towel rail. Extractor.

Additional Information

Agents Note:

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

Anti-Money Laundering (AML):

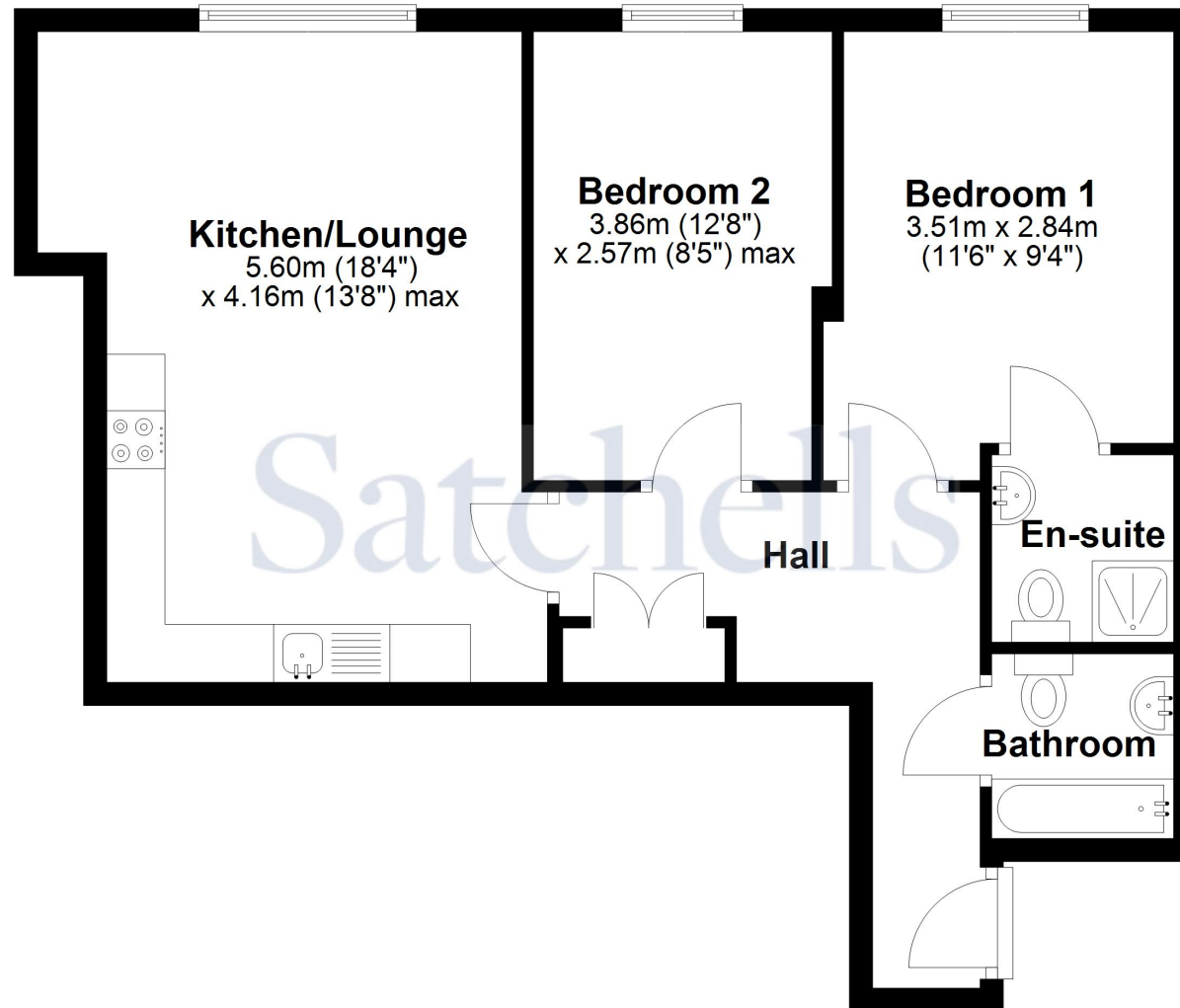
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.





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.

Second 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.