



Birchwood Court, Letchworth Garden City SG6 1BH





1 Bedroom Apartment £185,000 Leasehold

A bright and well-maintained top-floor one-bedroom apartment, ideally located close to local amenities and the train station. This charming property offers comfortable living with a modern finish and benefits from allocated parking, ensuring convenience and ease. Perfect for professionals or couples seeking a well-connected home.



- Chain free
- Ground rent & Service charge (inc Water) £182 pcm
- Allocated parking
- Close to town and mainline station
- Communal gardens
- Top floor apartment
- Spacious accommodation
- Bright and modern
- EPC rating C. Council tax band B
- Leasehold
- 549 Square feet apartment

Ground Floor

Front Entrance:

Path leading to main door. Access to rear via the side ally. Access to communal gardens and carpark.

Top Floor

Hallway:

Wooden flooring. Access to loft. Access to cupboard. Access to all rooms. Ceiling light fitting. Storage heater. Telephone entry.

Kitchen:

Abt. 9' 3" x 5' 8" (2.82m x 1.73m) Wooden flooring. Range of wall and base units. Stainless steel sink with swan neck tap. Integrated fridge freezer. Integrated Bosch washer dryer, Neff dishwasher, Neff oven & Neff electric hob. Partly tiled walls. Extractor fan. Ceiling light fitting.

Living Room:

Abt. 12' 4" x 19' 0" (3.76m x 5.79m) Wooden flooring. Storage heater. Double glazed window. Ceiling light fitting. Wall light fittings.

Bedroom:

Abt. 14' 3" x 12' 5" (4.34m x 3.78m) Carpet flooring. Double glazed window. Ceiling light fitting. Storage heater.

Outside

Outside;

Allocated parking. Access to front entrance. Bin sheds. Communal garden.

Agents Note:

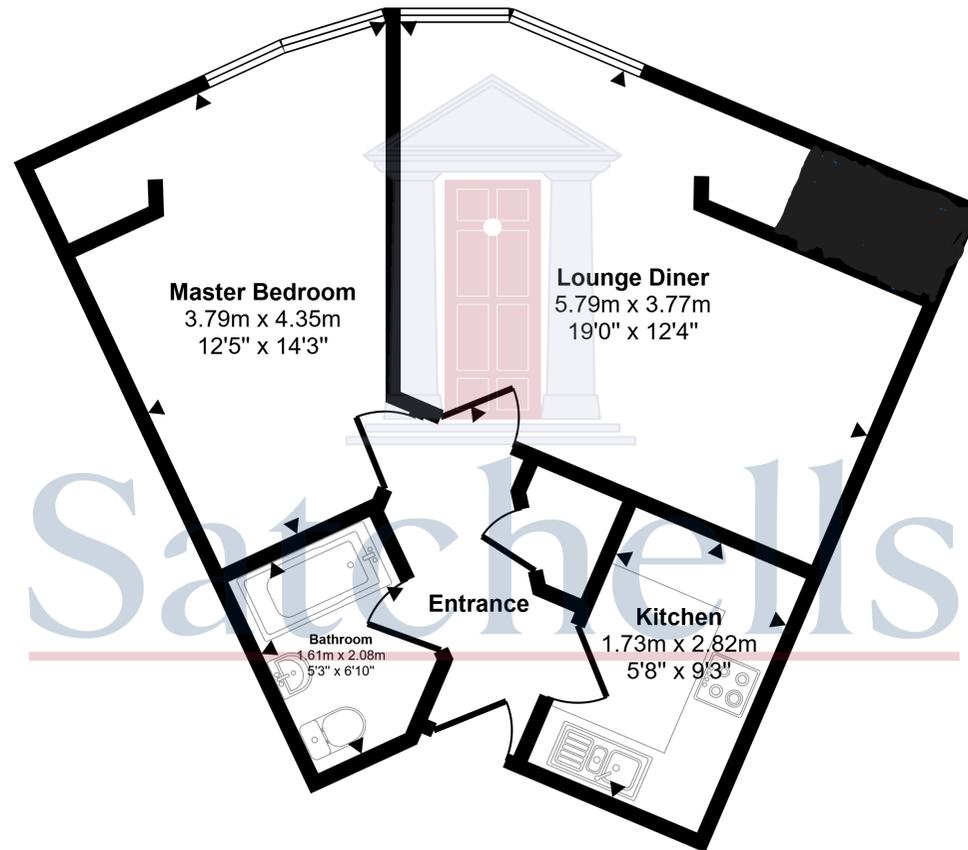
Draft particulars yet to be approved by Vendor and may be subject to change.



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.



Approx Gross Internal Area
NaN sq m / NaN sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.