



40, Ascot Drive

Letchworth Garden City,  
Hertfordshire, SG6 1FZ  
£250,000

country  
properties



Modern two bedroom ground floor apartment located within easy reach of the Town Centre and Train Station. Situated on the popular Phoenix Park Development and offered with no upper chain.

The property comprises a welcoming entrance hall, spacious open plan lounge and modern kitchen with integrated double oven and hob, main bedroom with en-suite shower room, second bedroom and a main bathroom.

Benefits include secure entry system, an allocated parking space, gas central heating and double glazed windows. Internal viewing comes highly recommended.

## Ground Floor

### Communal Entrance

Secure communal entrance with access via intercom. Stairs to all floors.

### Hallway

Wooden entrance door to front. Laminate wood effect flooring. Built in cupboard housing hot water tank and with ample storage space. Inset spot lights. Radiator.

### Living Room

17' 10" x 15' 0" (5.44m x 4.57m)

Open plan accommodation with Kitchen. Two radiators. Double glazed window to side aspect. Further double glazed window and French doors to the front aspect and overlooking a small garden. TV and Telephone points.



## Kitchen

10' 3" x 6' 1" (3.12m x 1.85m)

Modern high gloss fitted units to base and eye level with stainless steel sink drainer unit and contrasting work surfaces. Integrated double oven, four ring electric hob with extractor hood over. Plumbing for a washing machine and space for a fridge/freezer. Concealed gas central heating boiler. Ceramic tiling to splash back areas and floor. Inset spot lights.

## Bedroom One

12' 4" x 8' 6" (3.76m x 2.59m)

Double glazed window to front aspect. Radiator.

## En-Suite Shower

Modern three piece suite comprising low level WC and wash hand basin. Walk-in shower cubicle with sliding door. Heated towel rail and attractive ceramic tiling to splash back areas and floor. Inset spot lights. Extractor fan.

## Bedroom Two

12' 2" x 9' 0" (3.71m x 2.74m)

Double glazed window to front aspect. Radiator. Laminate wood effect flooring. Built in fitted wardrobes with sliding doors.

## Bathroom

Modern three piece fitted suite comprising low level WC and pedestal wash hand basin. Panel bath with shower over. Heated towel rail and attractive ceramic tiling to splash back areas and floor. Inset spot lights. Extractor fan.

## Outside

## Communal Area/Parking

Allocated parking space (No,20) with limited visitor parking. Bin area, secure bike store and communal gardens.

## Agents Note

Leasehold - 106 years remaining.  
Service Charge £850 pa  
Ground Rent £350 pa

Council tax band C.







Ground Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements openings and orientations are approximate.  
No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement.  
No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
	84	85
	EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

## Viewing by appointment only

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