



Birchwood Court, Norton Way North, Letchworth Garden City SG6 1BH

Satchells



# 1 Bedroom Apartment Offers in Region of £200,000 Leasehold

CHAIN FREE with a lease extension going through (transferable to a buyer), this spacious ONE bedroom apartment makes for the ideal first time buy or investment and is conveniently located just 0.4 miles from the town centre and mainline station. The property further benefits from allocated parking and a newly fitted bathroom.



- Chain free
- Lease being extended
- Leasehold currently 85 years (175 on Renewal)
- Allocated parking
- One bedroom apartment
- 0.4 mile to mainline station
- Close to town and amenities
- Ideal investment or FTB
- Newly fitted bathroom
- EPC rating C. Council tax band B

## First Floor

### Entrance Hall:

Carpet. Storage radiator. Security entrance phone. Storage cupboard. Cupboard housing hot water tank.

### Living Room:

Abt. 13' 3" x 10' 8" (4.04m x 3.25m) Carpet. Juliette balcony overlooking communal space. Storage radiator. Wall mounted lights.

### Kitchen:

Abt. 9' 8" x 6' 9" (2.95m x 2.06m) Laminate flooring. Worktops with tiled splashback and a range of wall and base mounted units. Space for cooker, washing machine and fridge/freezer. Extractor.

### Bedroom:

Abt. 11' 7" x 9' 2" (3.53m x 2.79m) Carpet. Window to rear aspect. Storage radiator. Hanging space/ storage.

### Bathroom:

Newly refitted! Laminate flooring. Panel tiled walls. Wash basin with vanity unit. Walk in shower with glass screen and overhead & wall mounted shower heads. Extractor. Heated towel rail.

## Outside

### Communal Grounds:

Well maintained with lawn space and established trees/shrubs. Covered entrance door with pathway leading to seating area. Communal bin stores.

### Parking:

Allocated parking space to rear of property. Visitors spaces available.

## Additional Information

### Agents Note:

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

### Anti-Money Laundering (AML):

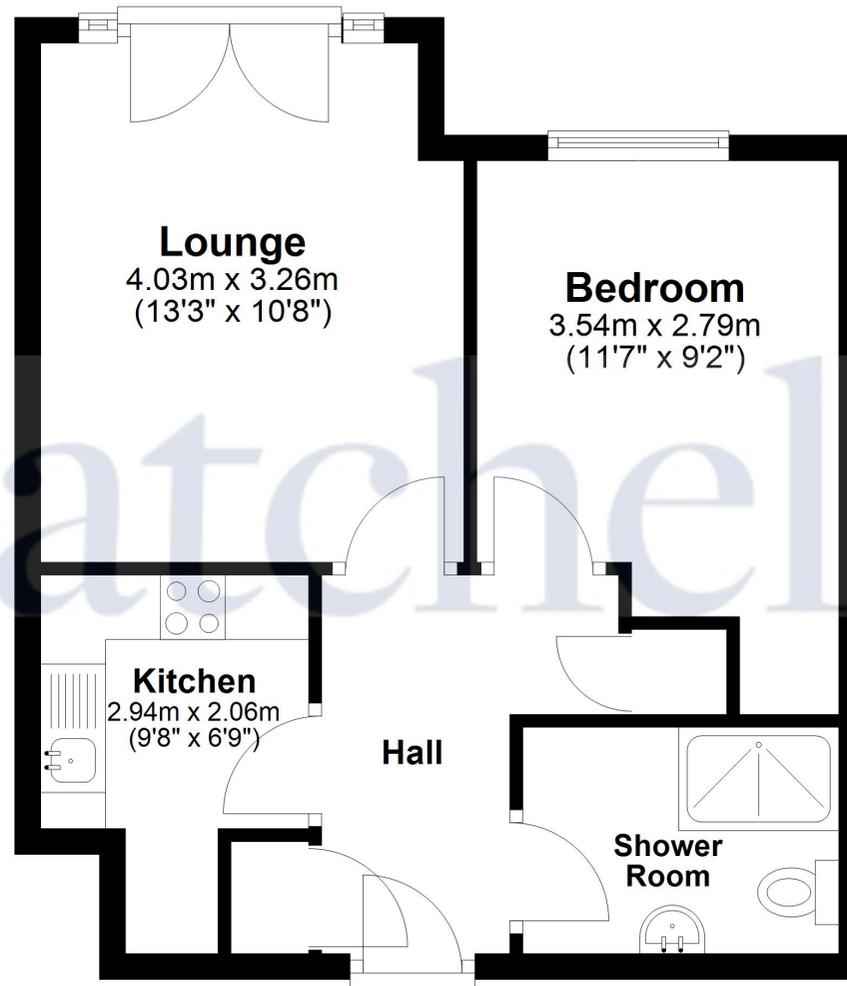
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property,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

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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.