



Pyms Close, Letchworth Garden City, Hertfordshire. SG6 1DP





1 Bedroom Apartment £190,000 Leasehold

A very well presented and modern ONE bedroom apartment located just a short walk from Letchworth town centre and mainline station. Situated opposite a green park, this property is also just a short walk from Norton Common nature reserve. PERFECT for first time buyers and investors alike.

- LEASEHOLD - 120 Years remaining
- One bedroom first floor apartment
- Overlooking green space and close to Norton common
- Approx.; 15 minute walk to mainline station
- Very well presented
- Low annual service charge - £650 pa
- Ideal first time buy or investment
- Spacious accommodation throughout
- Separate kitchen
- EPC rating C. Council tax band C

Ground Floor:**Entrance:**

Communal entrance, stairs to first floor.

First Floor:**Entrance Hall:**

Carpet. Radiator. Leading through to rest of accommodation.

Living/Dining Room:

Abt: 9' 9" x 18' 2" (2.97m x 5.54m) Carpet. Loft hatch. Window overlooking green to front. Radiator.

Kitchen:

Abt: 9' 4" x 10' 9" (2.84m x 3.28m) Laminate floor. Window to rear aspect. Radiator. Worktops with a range of wall and base mounted units. Integrated larder cupboard and built in full height cupboards. Integrated gas hob, dishwasher, oven and extractor. Boiler.

Bedroom:

Abt: 9' 6" x 13' 4" (2.90m x 4.06m) Carpet. Radiator. Window overlooking green space to front. Ample space for furniture.

Bathroom:

Lino flooring. Part tiled walls. Heated towel rail. Privacy window. Bath with glass screen and wall mounted shower. Sink with vanity unit. WC.

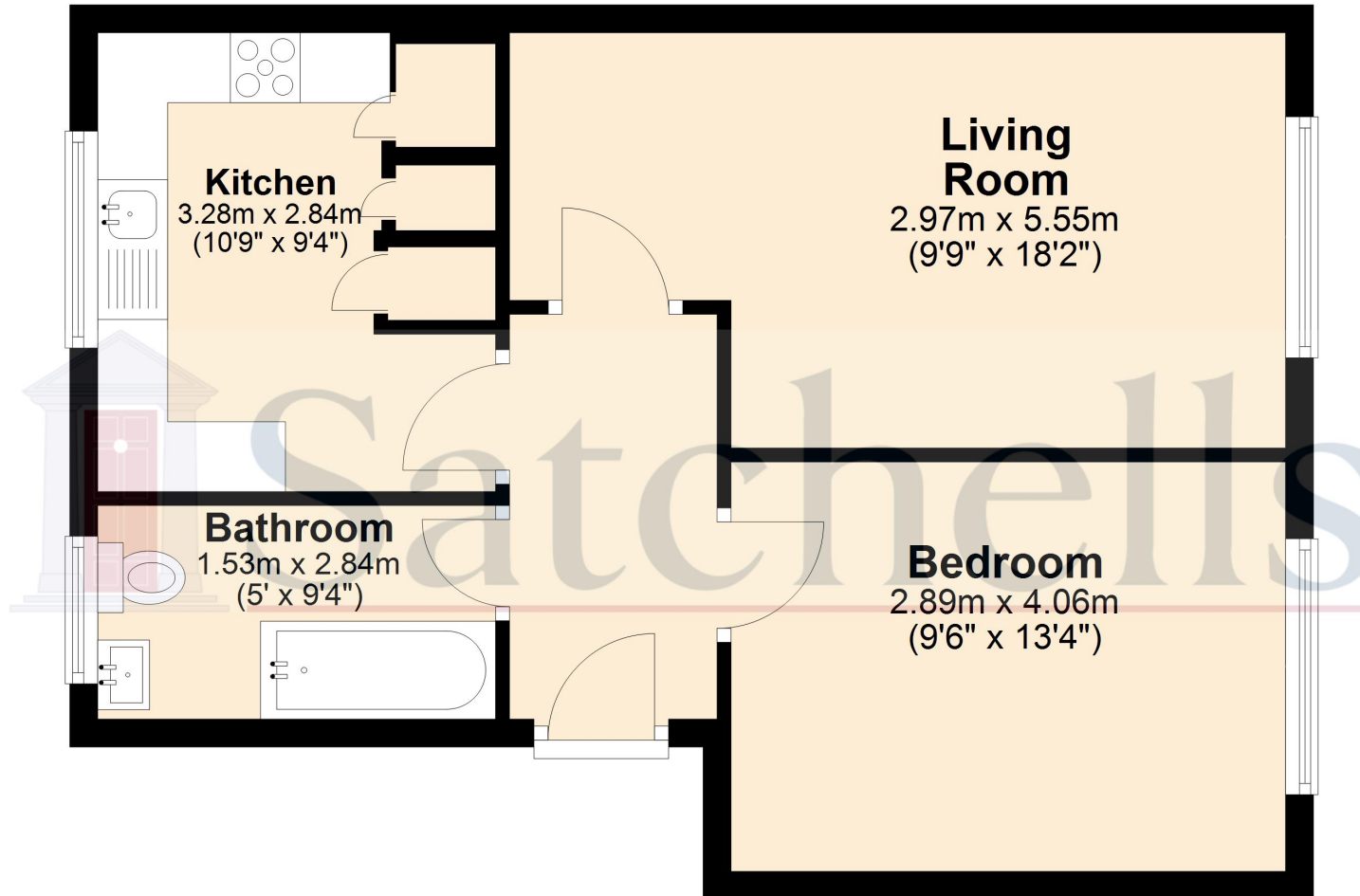
Outside:**Green:**

The property sits adjacent to a green space providing easy access to the local park and an un-spoilt view.



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



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.