



Icknield Green, Letchworth Garden City SG6 4DL





2 Bedroom Apartment

£290,000 Leasehold

Offered to the market CHAIN FREE, this bright and spacious TWO bedroom first floor maisonette which is conveniently located just a few minutes' walk from Letchworth Town Centre and mainline station. The property itself offers well-proportioned overall accommodation and sits within a well maintained cul-de sac with lots of green space and is ideal for commuters or those looking to downsize.



- CHAIN FREE
- First floor maisonette
- Overlooking green space/communal gardens
- Close proximity to town centre and mainline station
- Communal parking
- TWO double bedrooms
- Leasehold - 125 years
- Bright and spacious throughout
- Separate utility and office spaces
- EPC rating C. Council tax band C

First Floor

Entrance Hall:

Door to front. Cupboard housing meters. Stairs leading to accommodation.

Living Room:

Carpet. Radiator. Large double glazed window to front aspect overlooking green space. Open plan to dining space. Electric fire with mantle and surround.

Dining Room:

Carpet. Radiator. Double glazed window to rear aspect. Storage cupboard.

Kitchen:

Tiled floor. Double glazed window to rear aspect. Boiler. Howdens kitchen including worktops with tiled splashback and a range of

wall and base mounted units with integrated: Double mid-height oven, sink & drainer, electric hob and extractor fan. Space for fridge and washing machine. *Washing machine and fridge included if required

Utility:

Tiled floor. Double glazed window to side aspect.

Study:

Carpet. Double glazed window to front aspect. Internal door through from living room.

Bedroom One:

Carpet. Double glazed window to front aspect overlooking green. Radiator. Built in wardrobes.

Bedroom Two:

Carpet. Double glazed window to rear aspect.

Radiator. Freestanding wardrobe which can be included in the sale.

Bathroom:

Lino flooring. Partly tiled walls. Privacy window to rear aspect. Wash hand basin. WC. Bath with mixer taps. Shower with glass screen, tiled walls and wall mounted electric shower.

Outside

Communal Grounds:

Exceptionally well maintained communal greens with established trees and borders. The cul-de-sac offers ample communal parking and enjoys plenty of sun.

Agents Note:

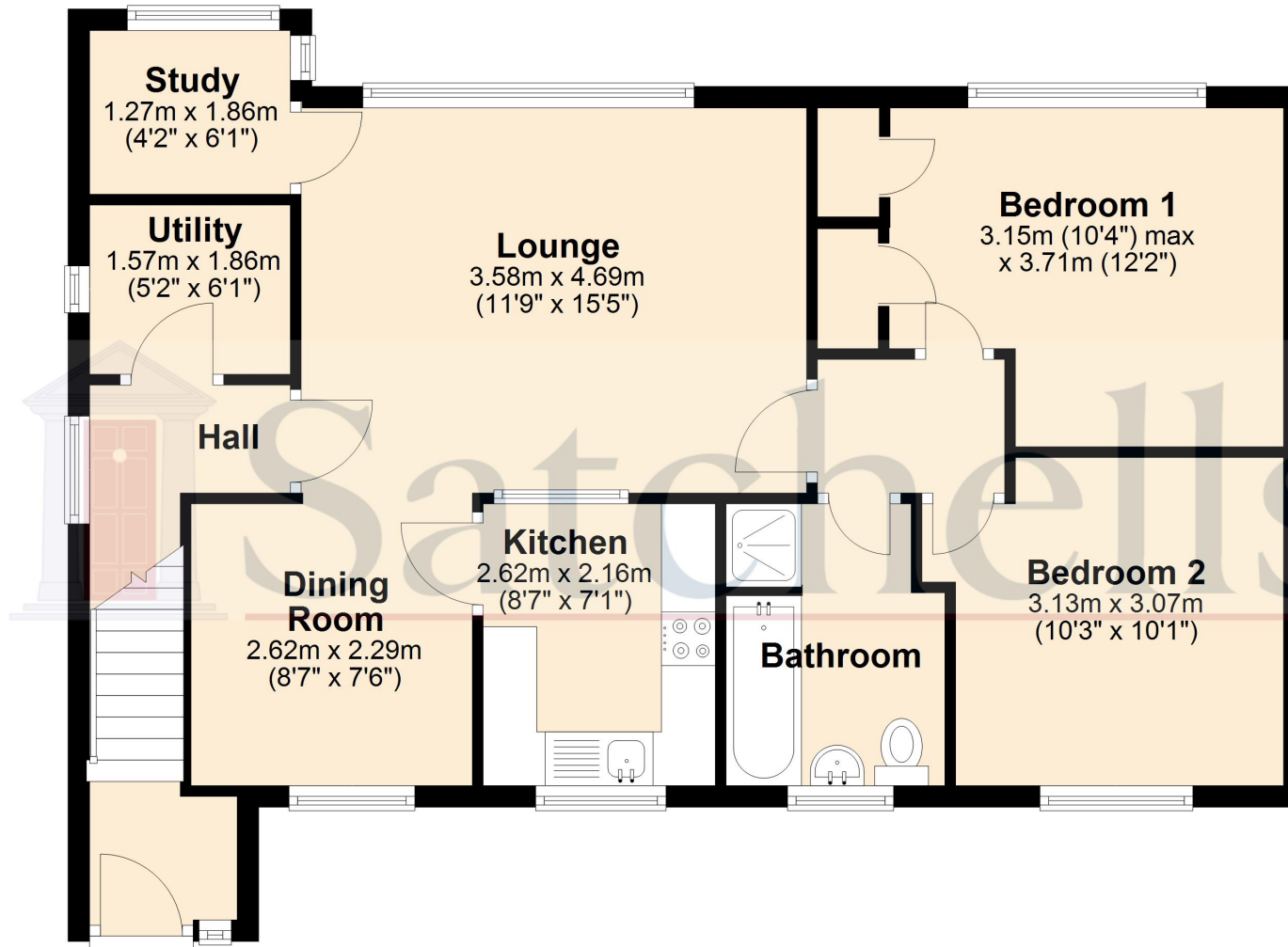
Draft particulars yet to be approved by vendor and may be subject to change.





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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.