



Leys Avenue, Letchworth Garden City SG6 3EU





2 Bedroom Apartment

£230,000 Leasehold

Offered to the market CHAIN FREE, this generous TWO double bedroom, top floor apartment offers bright and spacious accommodation throughout with a wealth of storage space. Featuring a generous living room and separate kitchen diner, this property sits within the town centre and is just across the road from the mainline station. Perfect for commuters, as an investment or first time buy.



- Two DOUBLE bedrooms
- CHAIN FREE
- Top floor apartment
- Sizeable kitchen/breakfast room
- Generous living spaces
- Loft and storage
- Perfect investment or first time buy
- Town centre location seconds from mainline station
- Leasehold – 90 years remaining
- EPC rating E. Council tax band B

Ground Floor

Entrance Hall:

Carpet. Electric heater. Large storage cupboard.

Living Room:

Double sash windows to town aspect. Working fireplace with mantle and surround. Carpet. Electric heater.

Kitchen:

Laminate flooring. Storage cupboard. Double glazed window to rear aspect. Worktops with sink and a range of wall and base mounted units and space for fridge/freezer, cooker and plumbed appliances.

Bedroom One:

Double sash window to town aspect. fireplace with mantle and surround. Carpet. Electric heater.

Bedroom Two:

Double glazed window to rear aspect. Carpet. Electric heater.

Bathroom:

Lino flooring. Double glazed privacy window to rear aspect. Heated towel rail. Part tiled walls. WC. Wash basin. Bath with wall mounted shower.

Outside

Parking:

There is no parking allocated to the property however annual permits are available for the close by multi-story or Euro Parks locations in the town centre at approx. £300 p/annum.

Agents Note:

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

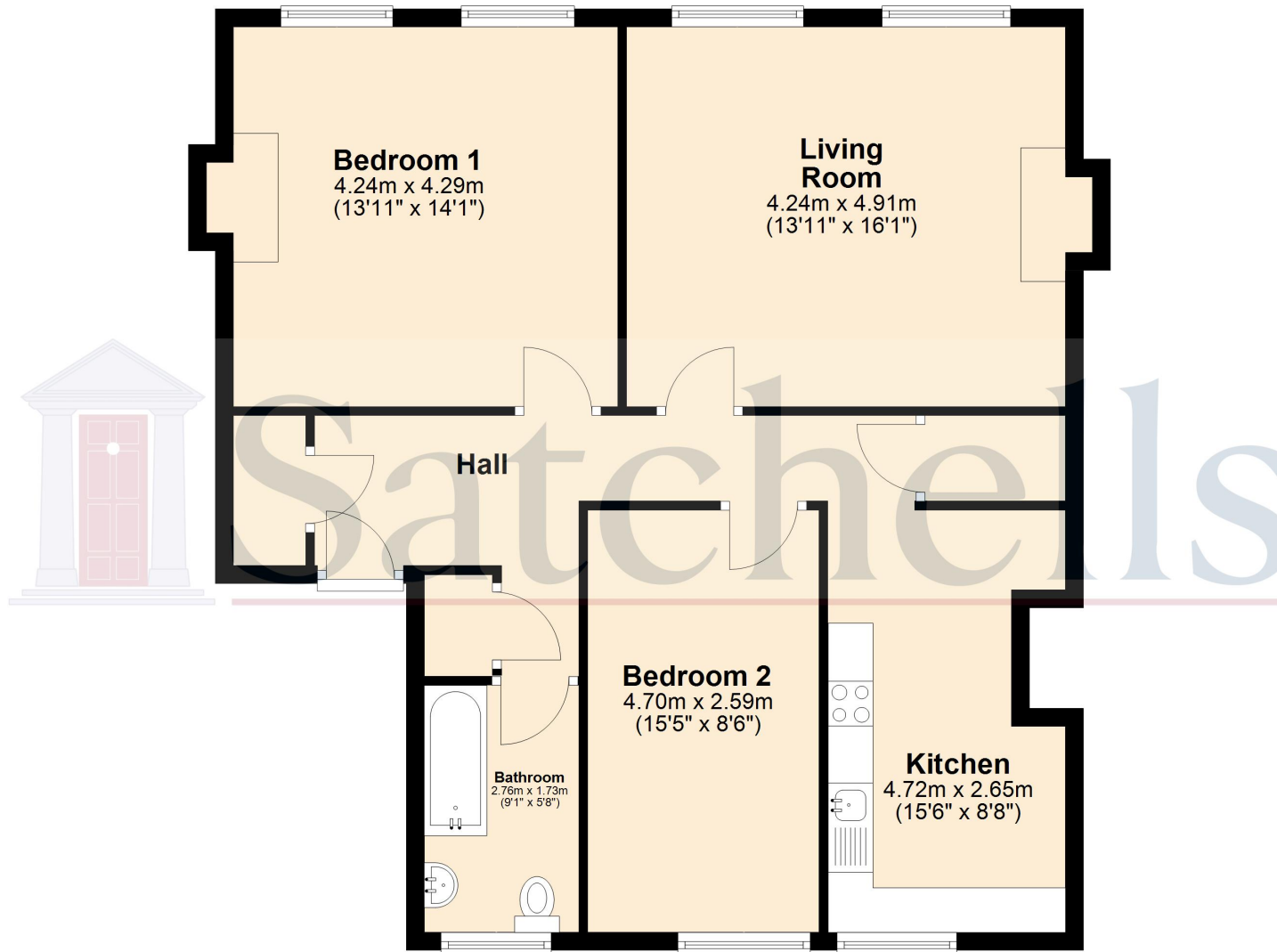




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.



Ground Floor



For illustration 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.