




Satchells

Wissen Drive, Letchworth Garden City SG6 1FT

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2 Bedroom Apartment £260,000 Leasehold

A very well presented and spacious TWO bedroom second floor apartment located within a desirable area of Letchworth. Situated within easy reach of the town centre and mainline station, this apartment offers open living spaces, gas central heating, a balcony off of the living room and allocated parking.

- LEASEHOLD - 109 YEARS REMAINING!
- Second floor apartment
- En-Suite to master
- Balcony
- Gas central heating
- Close to town and mainline station
- Very well presented throughout
- Service charge £1,050 per annum
- Ground rent: £350 per annum
- Awaiting EPC. Council tax band C
- Allocated off road parking with permit

Second Floor:**Entrance Hall:**

Laminate flooring. Spotlights. Airing cupboard. Built-in cupboard. Security entry phone.

Living Room/Kitchen:

Abt. 16' 6" x 15' 5" (5.03m x 4.70m)

Living Room: Laminate flooring. French doors opening to balcony to side aspect. Window to side aspect. Spotlights. Radiator. Space for dining table. Open plan to kitchen.

Kitchen: Fitted corner kitchen with worktops and a range of wall and base mounted units with integrated: Fridge/freezer, electric oven, electric hob, extractor, dishwasher, sink & drainer. Laminate flooring. Spotlights. Open plan to living room.

Bedroom One:

Abt. 12' 10" x 11' 1" (3.91m x 3.38m) Carpet. Window to side aspect. Radiator. Door to en-suite.

En-Suite:

Tiled flooring. Part tiled walls. Wash basin. WC. Shower with tiled walls and wall mounted shower with glass sliding door. Extractor. Towel rail.

Bedroom Two:

Abt. 8' 4" x 11' 3" (2.54m x 3.43m) Carpet. Window to side aspect. Radiator.

Bathroom:

Tiled floor. Part tiled walls. Wash basin. Mirrored wall with shelf. Bath with mixer taps and wall mounted shower. Towel rail.

External:**Balcony:**

Upvc French doors opening onto balcony from living room.

Parking:

Allocated parking in car park to rear of the building.

Additional Information:**Agents Note:**

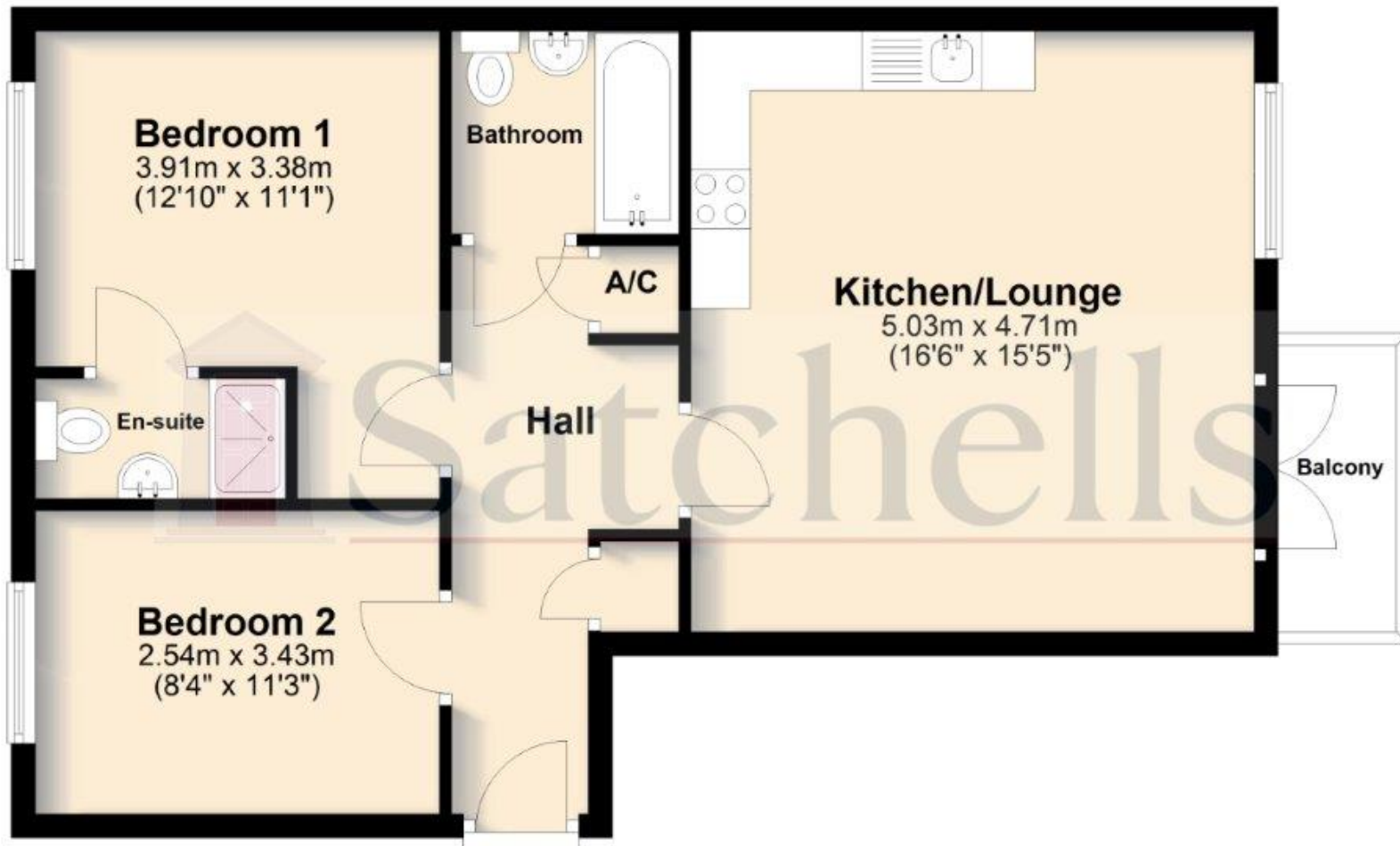
Draft details yet to be approved by the vendor and may be subject to change.





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.

Second 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.