Le Jardin

Satchells

1 Bedroom Retirement Property
£270,000 Leasehold

Located in the heart of Letchworth town centre, this beautifully maintained one bedroom retirement home is offered chain free. Residents can enjoy access to shared communal spaces, including a beautifully tended garden. With its modern design, spacious layout, and exceptional upkeep, this property offers an ideal environment for a peaceful and rewarding retirement.

- Stunning communal gardens
- Off street parking
- Retirement property 60+
- Long lease - 284 years remaining
- Service charge £3678 p/annum. Ground rent £425
- One bedroom apartment
- Reception room with Juliette balcony
- Bright and spacious throughout
- Close to local amenities
- EPC rating B. Council tax band B

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Ground Floor
Entrance Hall:
Spacious entrance hall, carpet floor, two storage cupboards in entrance hall; one hosing the fuse box. Access to all rooms.

Living Room:
Abt. 22' 9" x 12' 3" (6.93m x 3.73m) Generous size with fireplace, Juliet balcony, side facing windows that make the living room very bright. Carpet fitting flooring. Celling lights fitted.

Kitchen:
Abt. 7' 8" x 7' 3" (2.34m x 2.21m) Modern kitchen with built in kitchen appliances such as oven, microwave, stove and stainless-steel sink. Selection of wall and base units.

Bedroom One:
Abt. 13' 9" x 10' 9" (4.19m x 3.28m) Large bedroom with storage cupboards, window to bring in the natural light. Carpet flooring and ceiling lights fitted.

Bathroom:
Abt. 7' 2" x 6' 10" (2.18m x 2.08m) Generous size bathroom with toilet, built in wash hand basin and full width shower with glass screen. Radiator and tiled flooring.

Outside
Communal Gardens:
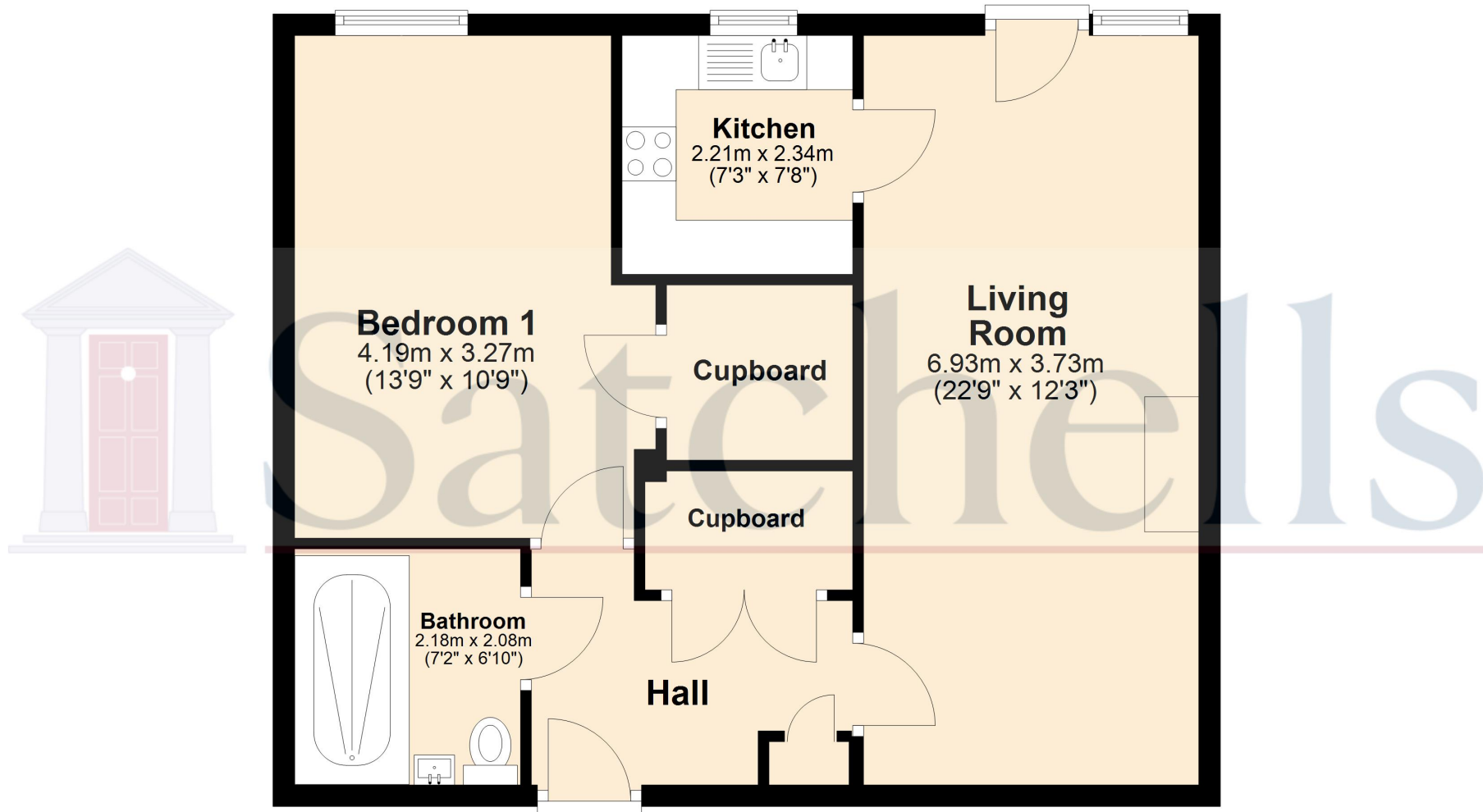Off street parking, patio area, shrubbery and plants

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

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Ground Floor

Kitchen
2.21m x 2.34m
(7'3" x 7'8")

Bedroom 1
4.19m x 3.27m
(13'9" x 10'9")

Cupboard

Living Room
6.93m x 3.73m
(22'9" x 12'3")

Cupboard

Bathroom
2.18m x 2.08m
(7'2" x 6'10")

Hall

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.

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