



Station Road, Letchworth Garden City, Hertfordshire. SG6 3BA





1 Bedroom Retirement Property

£315,000 Leasehold

A beautifully presented one-bedroom top floor apartment in the McCarthy & Stone - 'Platinum Range' retirement complex, Le Jardin. Within walking distance to the town centre and local amenities this property would make an ideal property for those looking to downsize.



- McCarthy & Stone Platinum range of development
- One bedroom
- Modern open plan apartment
- Juliet balconies
- Walk-in shower
- Landscaped gardens
- Leasehold - 284 years from 28th March 2014
- Service charge - £298.16 p/m
- Ground rent - £212.50 every 6 months
- EPC rating B. Council tax band B

Second Floor:

Entrance:

Main door leading to hallway.

Hallway:

Solid wood doors to all rooms, cupboard housing utilities. Walk-in cupboard housing water heater and Vent Axia system.

Lounge Area:

Approx. 15'4" x 15'6" (4.67m x 4.72m) Two double glazed windows to the side and Juliet balcony with double glazed door to the rear.

Kitchen Area:

Approx. 10'0" x 10'0" (3.05m x 3.05m) Fully fitted luxury kitchen with a comprehensive range of cream gloss, wall and base units complimented with worktop over. Stainless steel sink with mixer tap. Neff built-in appliances including eye level oven and microwave oven above, ceramic hob with extractor over, integrated dishwasher and fridge-freezer. Double glazed door to Juliet balcony.

Bedroom:

Approx. 11'2" x 10'6" (3.40m x 3.20m) Double glazed window to side. Built-in wardrobes with shelves and hanging space.

Bathroom:

Walk-in shower, low level WC, and inset wash basin with mirror over. Feature wall with panoramic picture.

Further Information:

All rooms have underfloor heating.

There are two communal lounges, a communal kitchen and beautiful communal gardens.

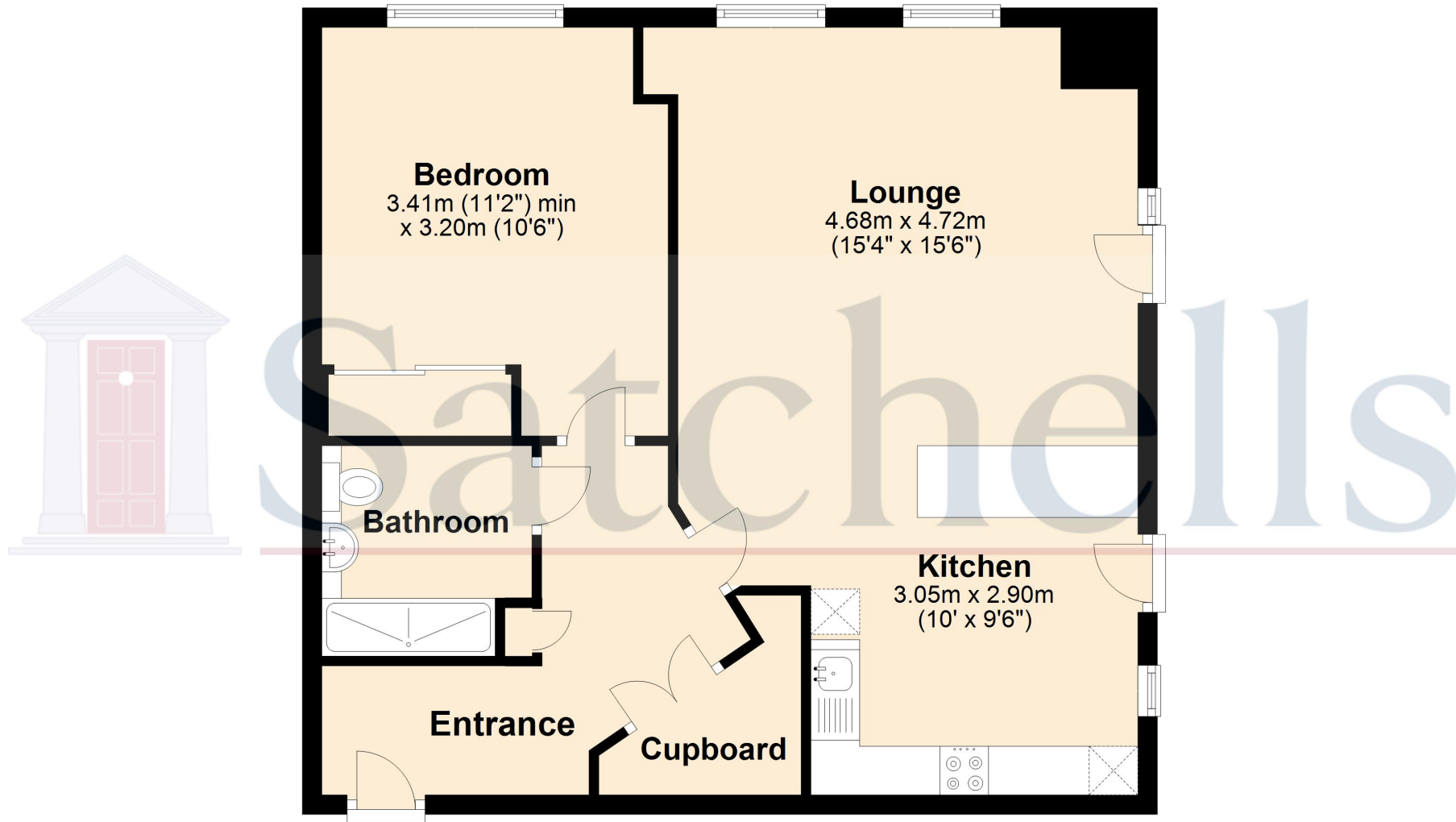
Agents Note:

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.

Top 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.