



Leys Avenue, Letchworth Garden City, Hertfordshire. SG6





2 Bedroom Apartment £300,000 Leasehold

A spacious TWO-bedroom apartment in the heart of Letchworth town centre. This apartment is located on the second floor and offers modern living throughout with an open plan living area to the kitchen/diner which provides integrated appliances including a full-sized dishwasher, oven, cooker, fridge freezer and microwave. Both bedrooms are doubles with the master benefitting from an en-suite. A three-piece bathroom suite completes the accommodation. The property is further complimented by an allocated parking space. View ASAP to avoid disappointment!

- Allocated parking
- En-suite to master
- Town centre location
- Investment opportunity
- Lift access
- 28 minutes to central London (Kings Cross Thameslink)
- Two bedroom apartment
- 125 year lease from 2019
- EPC rating C. Council tax band C.

Ground Floor:**Entrance Hall:**

Laminate floor. Large storage cupboard.
Spotlights. Electric radiator.

Living Room:

Abt. 20' 7" x 8' 6" (6.27m x 2.59m) Video
entrance comms. Laminate floor. Window
with integrated blinds. Electric radiator.
Spotlights.

Kitchen/Diner:

Abt. 8' 6" x 16' 8" (2.59m x 5.08m)

Laminate floor. Window with integrated
blinds. Electric radiator. Spotlights. Fully
integrated kitchen with full-sized
dishwasher, microwave, oven, electric
hob, extractor fan, fridge/freezer and
under/over cupboards. Window with
integrated blinds. Electric radiator.
Spotlights.

Bedroom One:

Carpet. Window with integrated blinds.
Electric radiator. Spotlights. En-suite.

En-suite:

Shower. Extractor. Floating sink. Low-level WC. Large mirror wall. Tiled Floor. Part tiled walls. Heated towel rail. Spotlights.

Bedroom Two:

Abt. 10' 7" x 8' 7" (3.23m x 2.62m) Carpet. Window with integrated blinds. Electric radiator. Spotlights.

Bathroom:

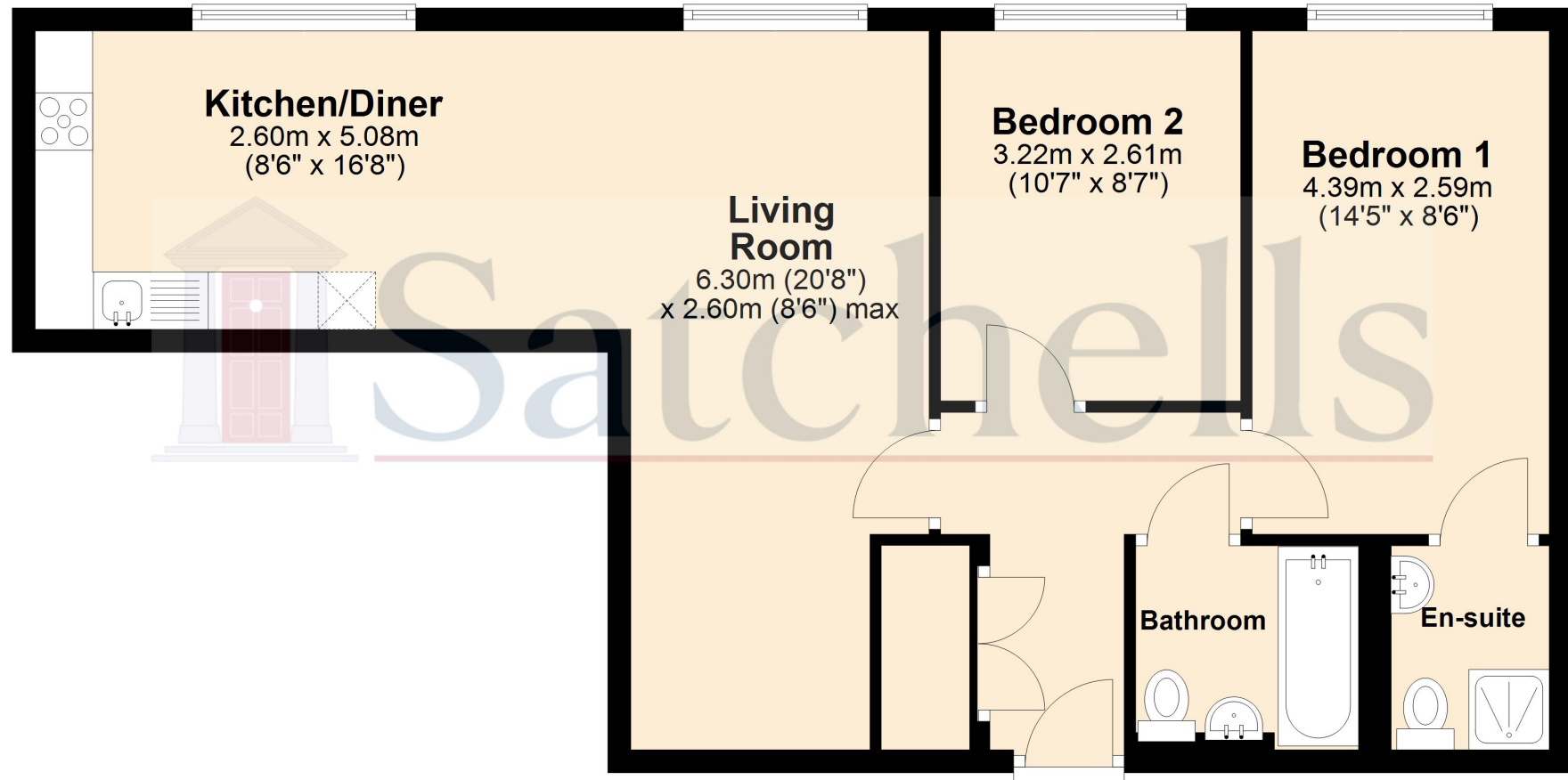
Bath with shower. Extractor. Floating sink. Low-level WC. Large mirror wall. Tiled Floor. Part tiled walls. Heated towel rail. Spotlights.





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 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.