



Bowyer Drive, Letchworth

Offers in Excess of £180,000

First-floor apartment with a layout that actually works, giving proper living and dining space rather than squeezing everything into one corner | A bright, sociable living area where evenings, meals and downtime happen naturally, not around awkward furniture compromises | French doors that bring in light and give the space a lift, making everyday living feel open without losing privacy | A bedroom with room to breathe, space either side of the bed, and the kind of proportions that feel settled rather than temporary | Modern bathroom that fits real routines - quick weekday mornings and slower evenings when it's time to unwind | Set within Phoenix Park, a quieter, greener development that feels more like an enclave than a typical modern estate | Allocated parking plus a communal bike store - whether you drive, cycle or mix the two, it's all straightforward | Under a mile to the town centre and mainline station, making commuting, coffee runs and evenings out easy without relying on the car | A practical, low-maintenance home that's ready to move into now, without feeling dated or needing immediate work | A strong long-term choice for first-time buyers, re-starters or investors, thanks to location, layout and consistent tenant appeal



This apartment doesn't try to sell you a dream lifestyle it can't live up to. Instead, it quietly gets the fundamentals right - space where you need it, a layout that works day to day, and a setting that makes everyday life easier rather than harder.

Set on the first floor within the Phoenix Park Development, this is a modern home built with real intent. Even more than a decade on, it still holds its own - not because it's flashy, but because it was designed for people who actually live in their homes.

The living space is where that becomes obvious. There's room here for a proper sofa, a dining table you'll genuinely use, and space to move around without everything feeling compressed. Cooking, eating, relaxing and hosting all happen in one connected area, but without the awkward compromises that many modern apartments suffer from. When it's time to relax and re-charge, this is a room that adapts to how your evenings actually look - not how a brochure imagines them.

Natural light comes in from the French doors, giving the space a lift throughout the day and making it easy to open things up in warmer months. Morning coffee by the doors, dinner with friends, or a quiet night in with a film - it all feels natural here.

The bedroom continues that same theme of practicality over pretence. There's space either side of the bed, room for proper furniture, and a sense that this is somewhere you can settle rather than squeeze into. It feels calm without being styled to within an inch of its life — a place to switch off at the end of the day and start the next one without clutter or compromise.

The bathroom is clean, modern and easy to live with. Invigorating morning showers when you're rushing, long comfortable soaks when the day's been a long one - it does exactly what you want it to, without fuss. Outside the apartment itself, Phoenix Park has a very different feel to many modern developments. It's quieter, greener, and more enclosed - more like a small enclave than a sprawling estate. There's allocated parking, a communal bike store, and shared green spaces that soften the surroundings rather than dominate them.



Own a car? Parking is sorted. Prefer to walk or cycle? The town centre and mainline station are under a mile away, making commuting or popping out for a coffee refreshingly straightforward.

For anyone unfamiliar with the area, Letchworth Garden City offers a really workable balance of everyday convenience and breathing space. The town centre and mainline station are both under a mile away, making it easy to walk, cycle or commute without relying on the car. Trains run regularly into London King's Cross in around 35–40 minutes, with straightforward routes to Cambridge, Stevenage and beyond, while the A1(M) is close by for longer journeys. It's a town that feels settled and liveable, with good amenities, green space and surrounding countryside - practical during the week, easy to enjoy at weekends.

This apartment makes sense for first-time buyers who want something that works now and still feels right in a few years' time. It suits those starting again and wanting a home that feels settled, not temporary. And for investors, it's the kind of property that tenants look after - well located, easy to maintain, and consistently appealing.

If you're looking for a home that feels straightforward, balanced and ready - this one will click quickly.

It's the sort of place you understand the moment you walk in. If that sounds like the kind of home you've been looking for, this is one worth seeing in person.

| ADDITIONAL INFORMATION

Council Tax Band - B

EPC Rating - TBC

Leasehold - 107 years remaining

Ground Rent: £396.00 - includes building insurance

Service Charge: £928.00

| FIRST FLOOR

Open Plan Living: Approx 19' 8" x 13' 9" (6.00m x 4.18m)

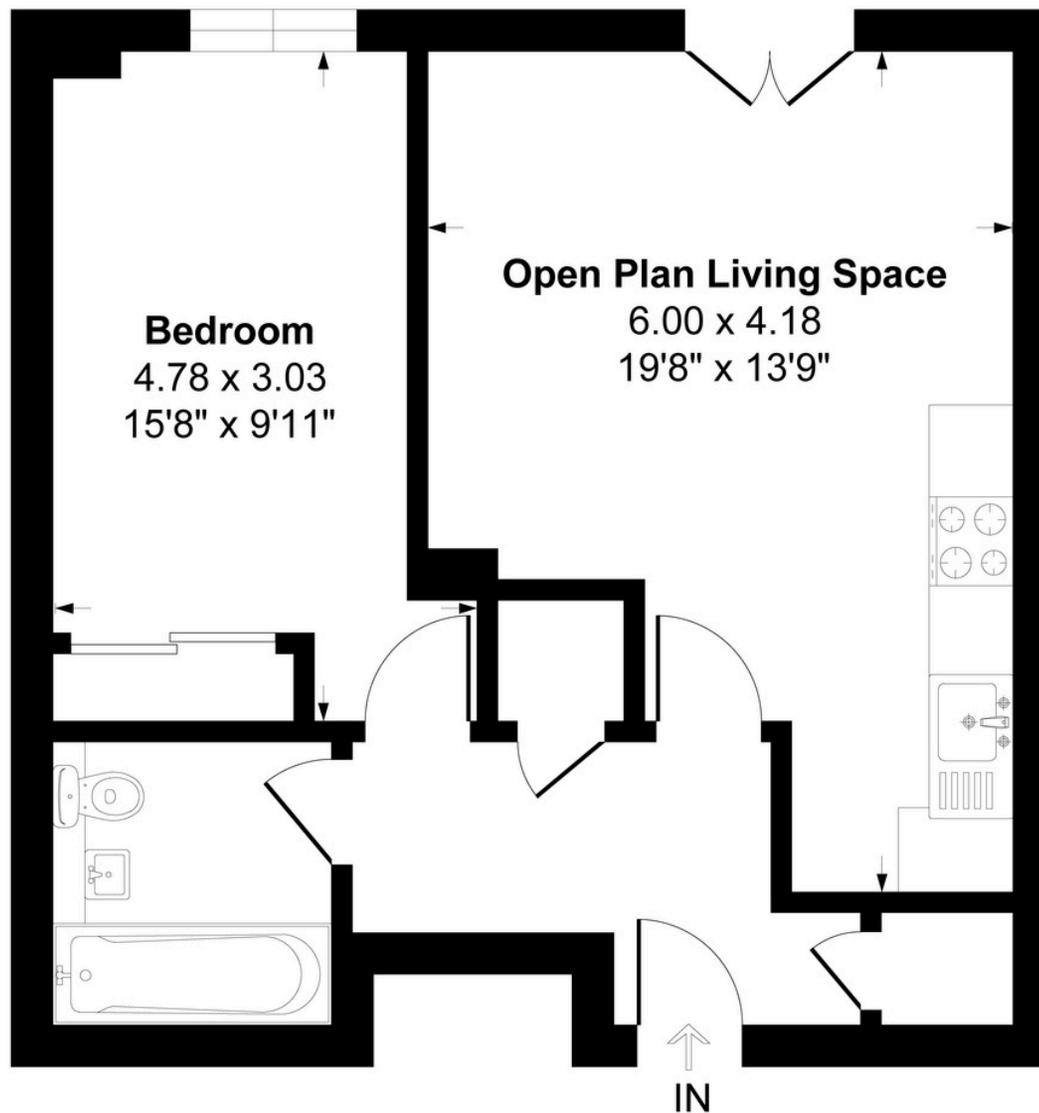
Bedroom: Approx 15' 8" x 9' 11" (4.78m x 3.03m)

Bathroom: Approx 6' 8" x 6' 6" (2.02m x 1.99m)

| OUTSIDE

One allocated parking space





Total area: approx. 46.3 sq. metres (498.8 sq. feet)

For guide purposes only. This plan is **NOT TO SCALE** and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.



Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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