



61 Swanstand, Letchworth Garden City, Hertfordshire, SG6 2QW

£190,000

Good sized two DOUBLE bedroom top floor flat overlooking small green with distant country views. Offered in excellent order with the benefits of a spacious dual aspect living room, three piece bathroom with electric shower over, gas central heating to radiators, double glazing and a garage in block. Low running costs make this an ideal first purchase or investment buy (estimated yield £13,200 p.a.)

The property is located in a popular area, with local amenities, schools and great transport links.

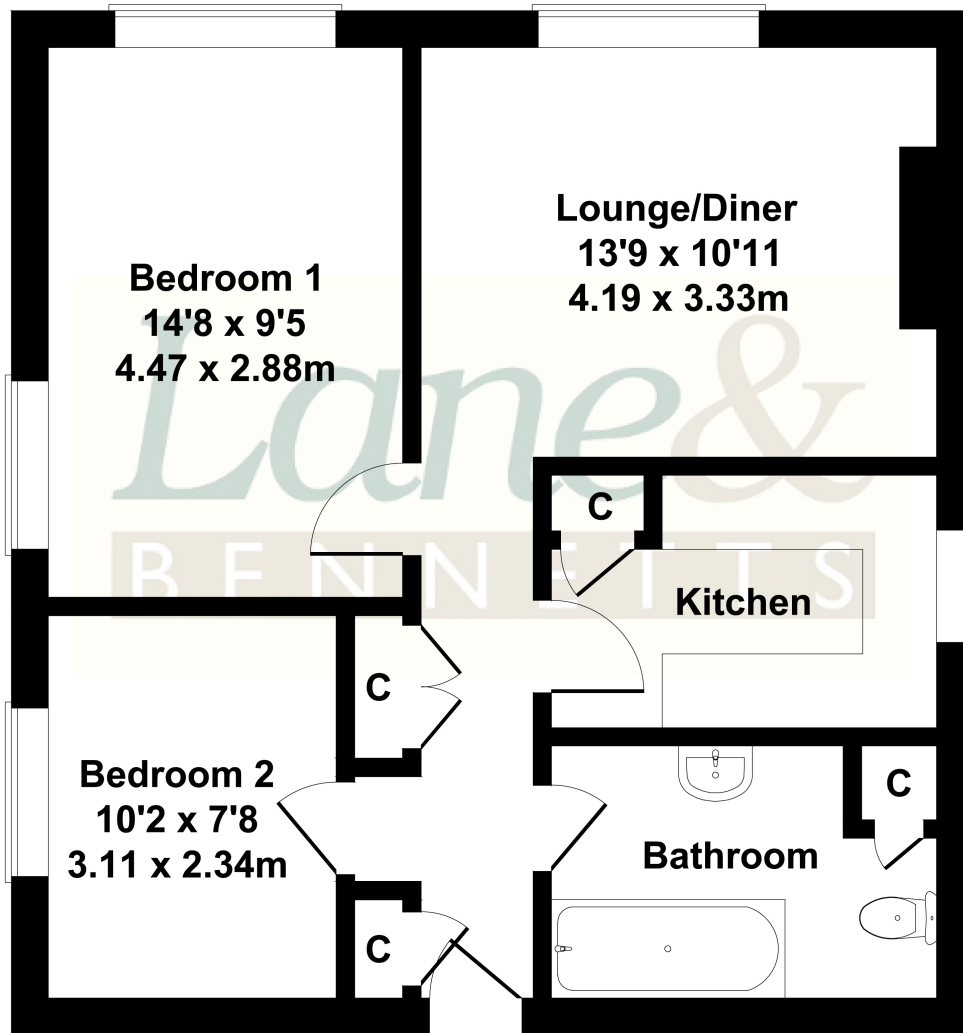
LETCHWORTH GARDEN CITY

The town centre boasts a four screen cinema and theatre as well as an excellent range of eateries and drinking establishments, together with a wide range of attractions including museums, art galleries, brewery, 50m Outdoor Lido - nestled in the beautiful Norton Common, open green spaces, parks and gardens, yet only 29 minutes from Kings Cross & St. Pancras, 28 minutes to Cambridge, whilst the A1(M) is a few minutes' drive, and London Luton Airport 25 minutes away.



61 Swanstand

Approximate Gross Internal Area
603 sq ft - 56 sq m



Not to Scale. Produced by The Plan Portal 2024
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- SPACIOUS TWO BEDROOM APARTMENT
- DUAL ASPECT LIVING AREA
- FITTED KITCHEN WITH SOME APPLIANCES
- DOUBLE BEDROOMS
- THREE PIECE BATHROOM SUITE
- COUNTRYSIDE VIEWS
- GARAGE & OFF ROAD PARKING AVAILABLE
- GOOD TRANSPORT LINKS BY ROAD AND RAIL
- EPC D | COUNCIL TAX B
- GREAT PURCHASE FOR FTB'S AND INVESTORS : EST. YIELD £13,200 p.a

