



Gillison Close, Letchworth Garden City, Hertfordshire. SG6 1QL

| Satchells





## 2 Bedroom Apartment

### £195,000 Leasehold

IDEAL INVESTMENT OPPORTUNITY! CHAIN FREE! This spacious TWO bedroom, ground floor maisonette is situated within a quiet and well maintained cul-de sac located just a short walk to the town and mainline station. Ideal as an investment or first time buy, the property benefits from allocated parking and convenient location.



- CHAIN FREE
- Two bedroom maisonette
- Allocated parking
- Ideal investment or first time buy
- Close to town and mainline station
- Spacious accommodation
- Ample storage
- Leasehold
- 66 Years Remaining on the lease
- EPC rating C. Council tax band C

## Ground Floor

### Entrance Hall:

Carpet. Radiator. Upvc door to front. Storage cupboards.

### Living/Dining Room:

Abt. 20' 5" x 11' 3" (6.22m x 3.43m) Carpet. Dual aspect windows to front and rear aspect. X2 Radiators.

### Kitchen:

Abt. 7' 3" x 8' 6" (2.21m x 2.59m) Tiled flooring. Window to front aspect. Boiler. Worktops with a range of wall and base mounted units with integrated; Oven/grill, electric cooker, extractor, sink/drainage. Space for fridge/freezer, washing machine and dishwasher.

### Bedroom One:

Abt. 9' 6" x 11' 3" (2.90m x 3.43m) Carpet. Radiator. Built in wardrobes. Window to rear aspect.

### Bedroom Two:

Abt. 9' 6" x 8' 8" (2.90m x 2.64m) Carpet. Radiator. Window to rear aspect.

## Bathroom:

Tiled floor. Part tiled walls. Corner walk in shower with glass screen/doors. WC. Wash basin with worksurface. Privacy window to front aspect.

## Outside

### Parking:

Allocated parking space with visitor spaces also available.

## Communal Grounds:

Well maintained lawn spaces with privacy hedging to street.

## Additional Information

### Agents Note:

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

## Anti-Money Laundering (AML):

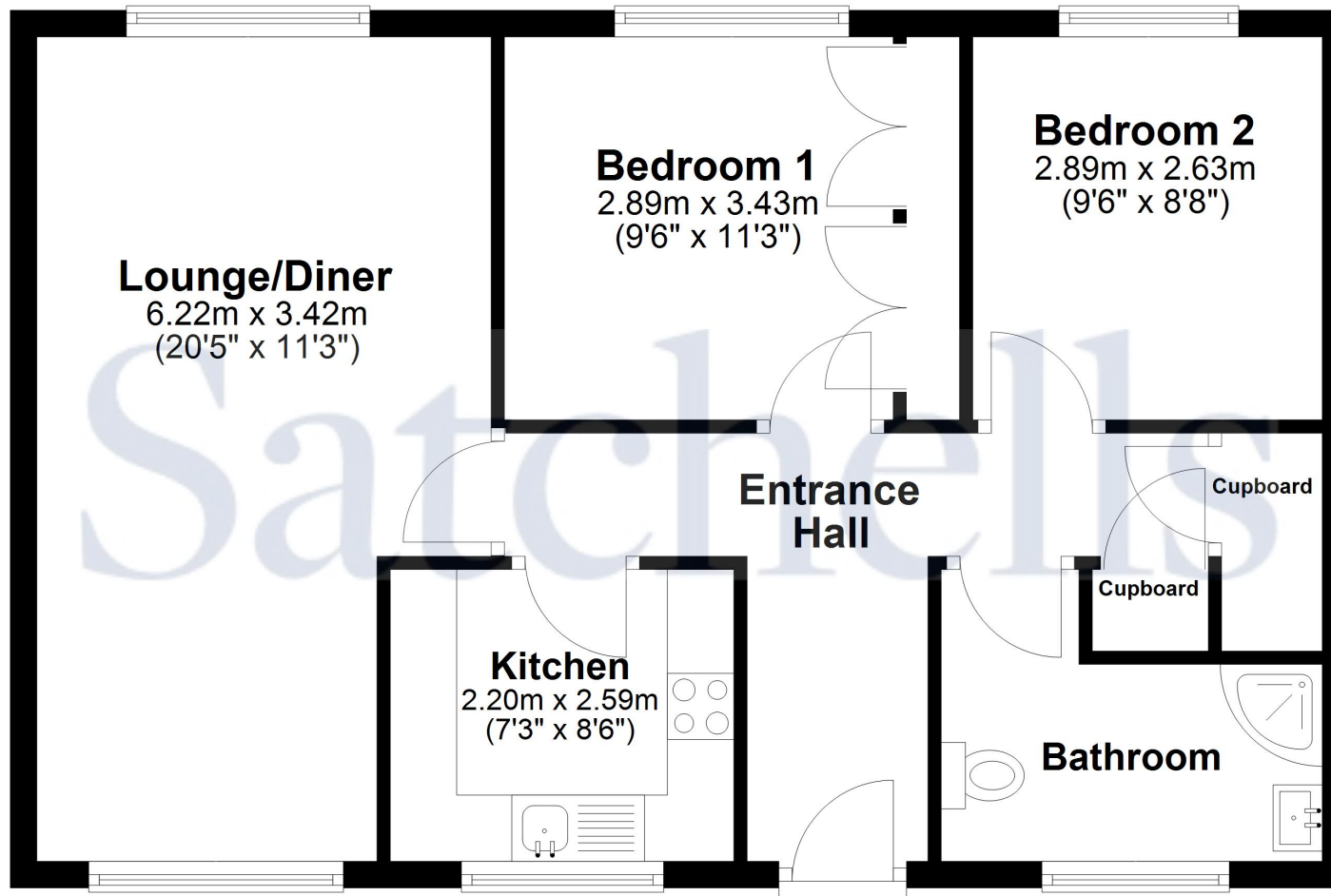
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



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.

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## 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.