



Wissen Drive, Letchworth Garden City, Hertfordshire. SG6 1FT

Satchells



## 1 Bedroom Apartment £190,000 Leasehold

Offered to market chain free, this well presented and very spacious one bedroom, second floor apartment offers spacious accommodation throughout while being conveniently located just a short walk from Letchworth town centre and mainline station. Ideal for first time buyers and commuters, this apartment further benefits from allocated parking and gas central heating whilst maintaining a long lease!

- ONE bedroom apartment
- Second floor
- Allocated parking
- Close to town centre and mainline station
- Well presented
- Built-in wardrobe to master
- GAS central heating
- Ground rent: £200 - Service charge: £757 per annum
- Leasehold - 107 years remaining
- EPC rating B. Council tax band B



## **Second Floor:**

### **Entrance Hall:**

Laminate flooring. Integrated floor mat to front door. Radiator. Storage/utilities cupboards which accommodate washing machine and tank/boiler.

### **Living/Dining Space:**

Abt. 14' 11" x 11' 11" (4.55m x 3.63m) Laminate flooring. Radiator. Spotlights. Double glazed window. Open plan to kitchen.

Kitchen: Laminate flooring. Spotlights. Worktops with a range of wall and base mounted units with integrated oven, electric hob, extractor and fridge/freezer. Under unit heater.

### **Bedroom:**

Abt. 14' 11" x 10' 4" (4.55m x 3.15m) Carpet. Radiator. Double glazed window. Built-in wardrobes. Ample space for double bed, desk and furniture.

### **Bathroom:**

Tiled flooring. Wash basin and WC with tiled splashback. Bath with mixer taps, tiled walls and wall mounted shower. Radiator.

### **Outside:**

## **Communal Grounds:**

Well maintained mature trees and hedging with flower beds with established planting.

### **Parking:**

One allocated space to the rear of the block. On-road parking also available.

## **Additional Information:**

### **Material Information:**

We are advised by the seller/landlord/tenant of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Mains supply

Electric: Mains supply

Drainage: Mains supply

Flood risk: No flooding in last 5 years

Mobile/Phone: Okay - Further information can be found here:

<https://checker.ofcom.org.uk/en-gb/>

Tenure: Leasehold

Council Tax Band: Band B

Council tax payable: TBC

Length of lease: 107 years remaining

Ground Rent details: £200 per annum

Service charge Details: £757 per annum

For further material information please contact the office marketing this property.

### **Anti-Money Laundering:**

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 and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

### **Agents Note:**

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

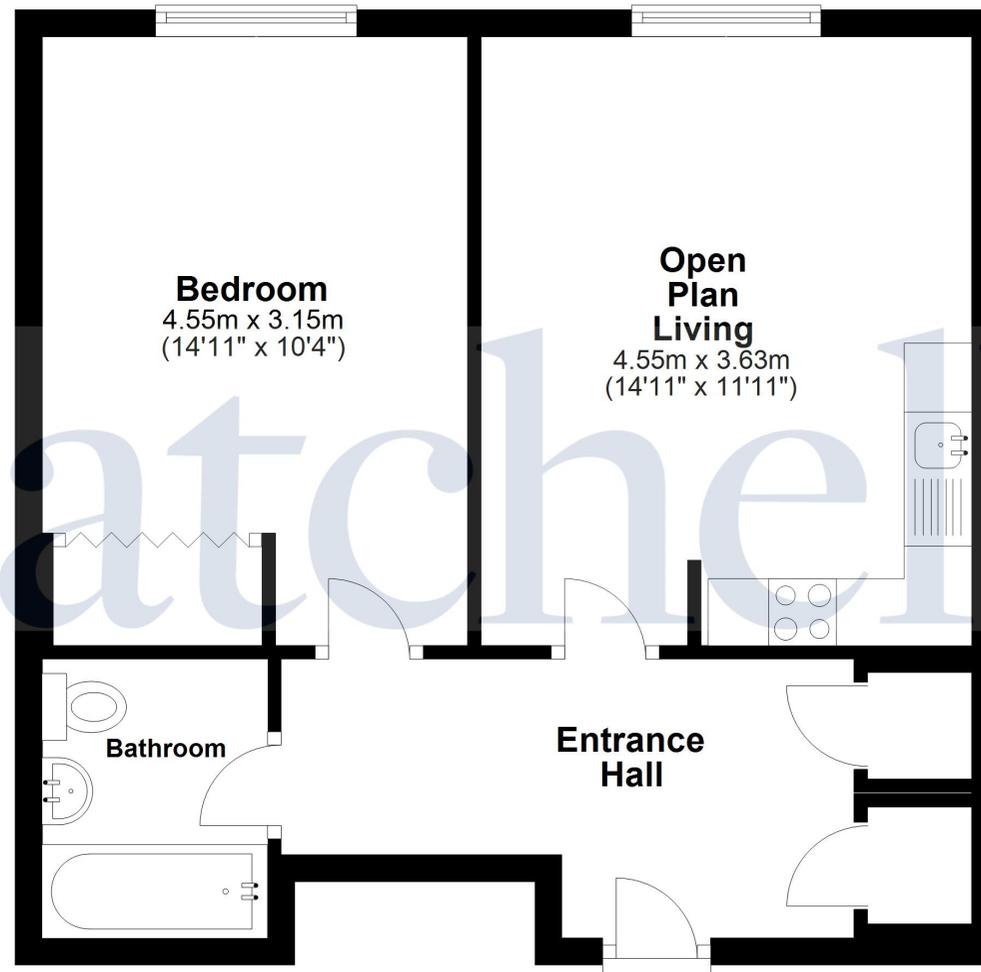




These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property 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, utilities and 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. Some content may have been created with the use of AI. 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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## Second Floor



For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.