



Rosemont Close, Letchworth Garden City, Hertfordshire. SG6 4XR







## 1 Bedroom Apartment £170,000 Leasehold

**\*\* CHAIN FREE \*\*** A beautifully presented one bedroom GROUND floor apartment, located in the within walking distance of Letchworth town centre and train station, and off-street parking available, offered for sale in a move in condition.



- Chain free
- One bedroom
- Ground floor apartment
- Beautifully presented throughout
- Allocated parking
- Ideal first time buy
- Close to train station
- Excellent investment
- EPC rating C. Council tax band B
- Ground rent and service charges paid until December 2023

## General Description:

Communal entrance:

Entrance: Private entrance leading to hallway.

Hallway: Doors to all rooms. Mahogany effect laminate flooring with inset lighting in the skirting boards. Built-in seating area. Intercom.

Lounge/Dining Area: Approx. 14'9" x 11'3" (4.50m x 3.43m) Window to rear and feature porthole window to side. Adax WI-Fi eco electric heater. Mahogany effect laminate flooring. Open plan to kitchen/diner.

Kitchen Area: Approx. 8'0" x 5'7" (2.44m x 1.70m) Modern fully fitted kitchen with a comprehensive range of modern white wall

and base units with feature lighting within the plinth, stainless steel sink with mixer tap, inset electric oven, ceramic hob with extractor hood over. Space for washing machine. Space for fridge/freezer.

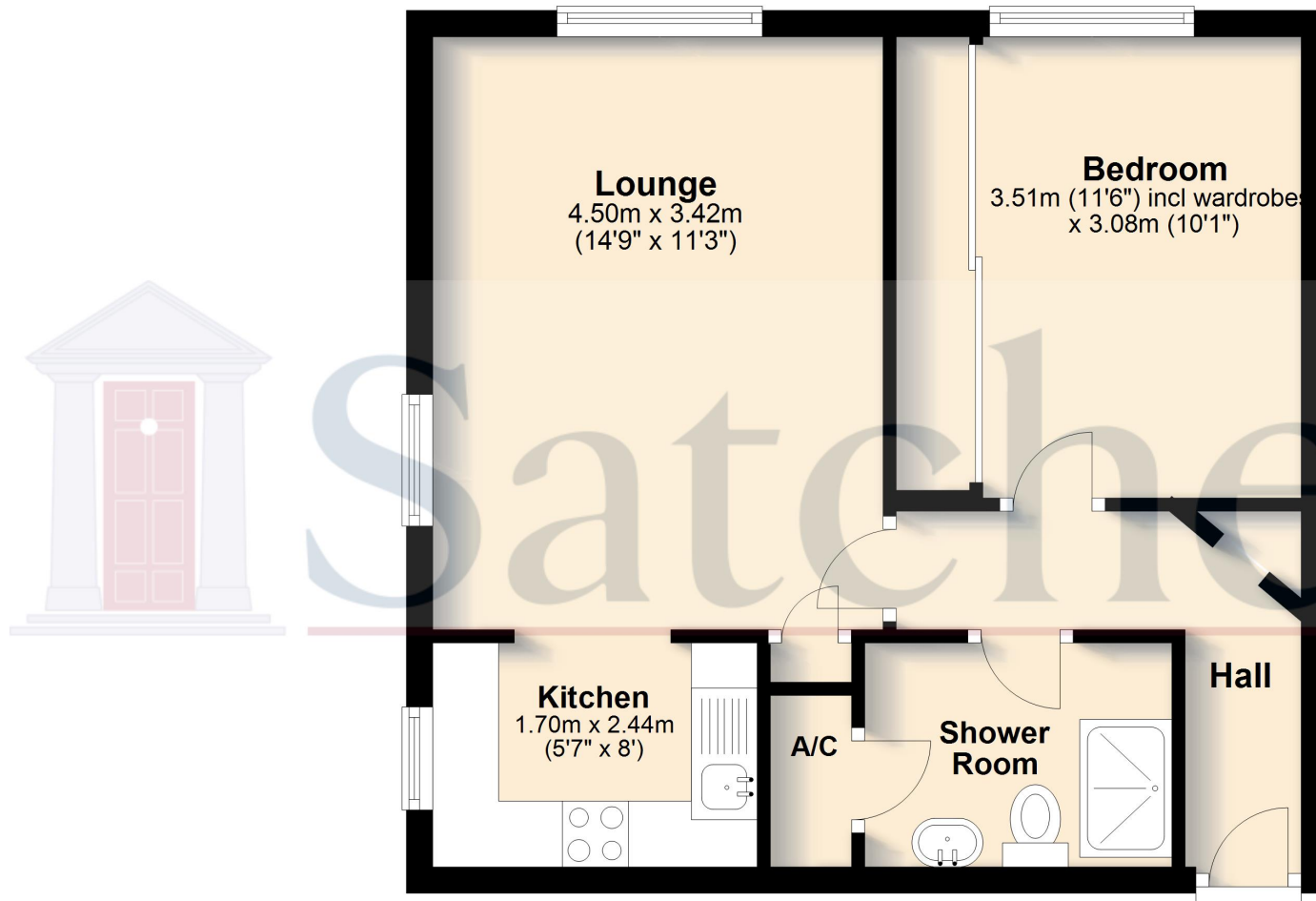
Bedroom 1: Approx. 11'6" x 10'1" (3.51m x 3.07m) Window to rear. Full width floor to ceiling fitted wardrobes with sliding doors with ample hanging space, shelving and drawers. Adax Wi-Fi eco electric heater. Mahogany effect laminate flooring. Tv point.

Bathroom: Refitted shower room with walk in shower, vanity unit housing wash basin and low level WC. Linen cupboard housing Megaflow high pressure water cylinder, extractor fan and tiled floor.



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.