



Letchworth Garden City, Hertfordshire. SG6 4AD





1 Bedroom Apartment £230,000 Leasehold

An immaculately presented first floor, one bedroom apartment situated with walking distance to Letchworth's train station and town centre.

- One bedroom apartment
- Modern bathroom
- Less than a mile to the town centre
- Close to mainline train station
- Parking
- First floor
- Ground rent - £200pa. Service charge - £1200 approx pa
- Council tax band B
- EPC rating B

Main Entrance:

Fob entry secure door to communal hallway. Lift and stair access to apartment number 6.

Entrance:

Secure door to internal hallway, intercom, heating controls, cupboard and doors to all rooms.

Open Plan Lounge:

Approx. 24' 8" x 15' 6" (7.52m x 4.72m) Double glazed Juliet balcony. Radiator. Oak flooring.

Kitchen:

Matching wall and base units, work top over with stainless steel sink unit with mixer tap, integrated Hotpoint fridge, freezer, oven, gas hob, radiator. Double glazed window to side. Cupboard housing boiler – 5 years old.

**Bedroom:**

Fitted clothes rail and storage. Double glazed window. Radiator.

Bathroom:

Approx. 7' 8" x 5' 11" (2.34m x 1.80m) White three-piece bathroom suite comprising of low-level WC, pedestal wash basin, bath with shower over, floor and half wall ceramic tiles, towel rail.

Outside:**Parking:**

One parking space. Electric charging points.

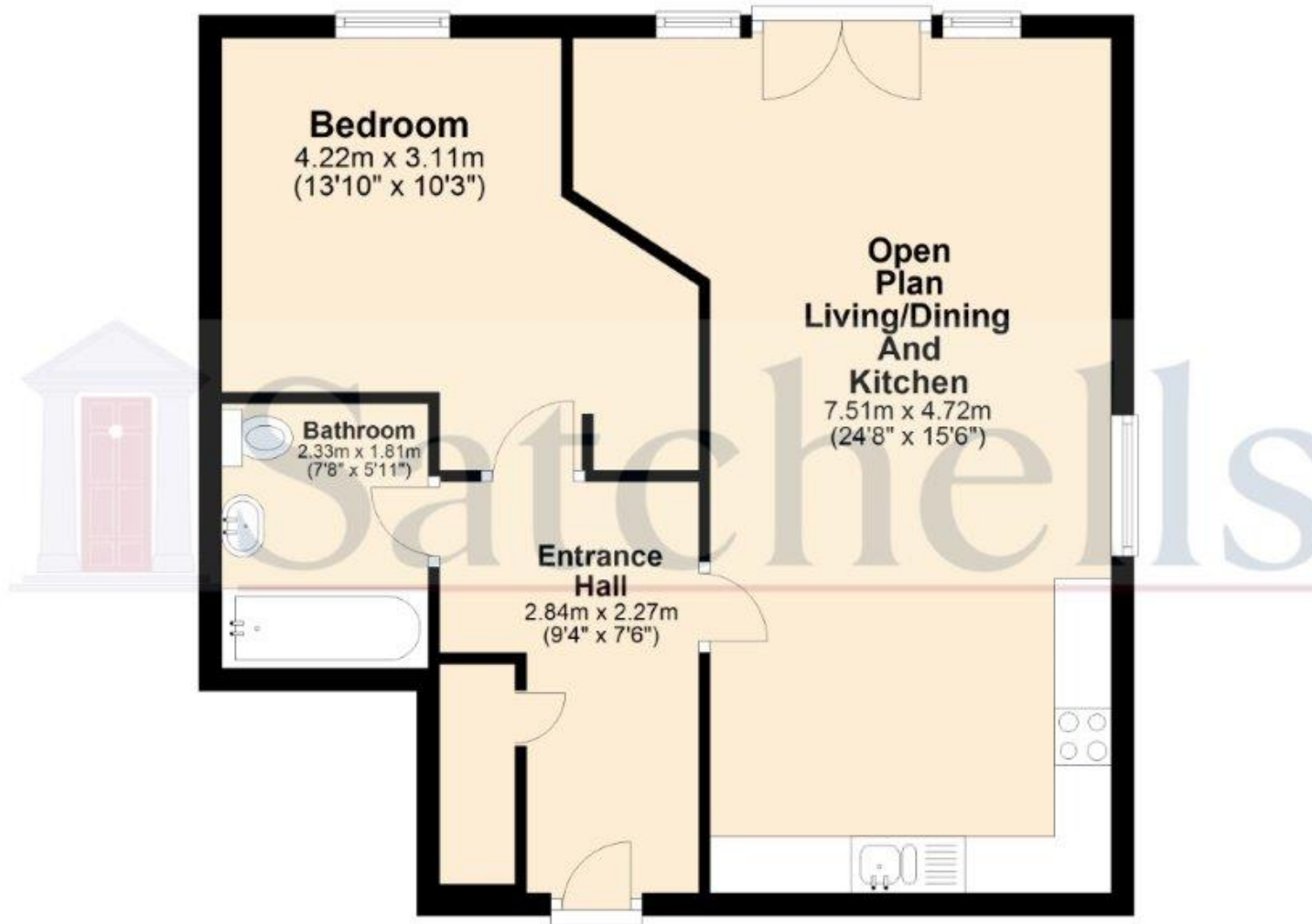
Additional Information:**Agents Note:**

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. 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.