



23 Chagny Close, Letchworth Garden City, Hertfordshire SG6 4BZ

Offers in Excess of £170,000 - Leasehold

Property Summary

\*\*\*CHAIN FREE\*\* Wrights are delighted to bring to market a Recently Refurbished, One bedroom, Ground Floor Apartment located in a quiet cul-de-sac close to the Town Centre and Mainline Train Station. The property benefits form a Long Lease with approx. 154yrs remaining and comes with No Ground Rent.

The property benefits from a spacious entrance hallway with large storage cupboard, an open plan kitchen/living room, double bedroom and shower room.

The property is ideally located just a 10 minute walk to the Mainline Train Station and Town Centre which offers a wide range of shops, restaurants, cafe's and other services. This property would be an ideal First Time Purchase or Investment.

Viewing comes Highly Recommended.

Features

- CHAIN FREE
- RECENTLY REFURBISHED
- ONE BEDROOM
- GROUND FLOOR APARTMENT
- DESIGNATED PARKING SPACE
- NO GROUND RENT
- 154yrs REMAINING ON LEASE
- 0.5 MILES TO TRAIN STATION
- 0.5 MILES TO TOWN CENTRE
- POTENTIAL RENTAL INCOME = £1,000 pcm



Room Descriptions

# ACCOMMODATION

## HALLWAY

0.93m x 2.37m (3' 1" x 7' 9") Spacious L-shaped entrance with large storage cupboard, laminate flooring, heater, telephone entry system and doors leading to;

## OPEN PLAN KITCHEN / LIVING ROOM

2.82m x 6.24m (9' 3" x 20' 6") A bright and airy space with two large UPVC windows providing plenty of natural light. Laminate flooring, heater and store cupboard. The kitchen area has matching base and wall units whilst there is space and fittings for an electric oven, washing matching and fridge freezer.

## BEDROOM

2.37m x 3.19m (7' 9" x 10' 6") A double bedroom with large built in wardrobe, carpet flooring, heater and UPVC window.

## BATHROOM

1.49m x 1.95m (4' 11" x 6' 5") Recently fitted, vinyl flooring, large walk in shower, pedestal hand wash basin and low level W/C.

# EXTERIOR

## DESIGNATED PARKING

Allocated space for 1 car.

# ADDITIONAL INFORMATION

## Property Details

Council Tax Band - A

Years Remaining on Lease - 154

Ground Rent - £0.00

Service Charge - £1,055 per annum

Electrical Safety Certificate (EICR) - Valid to April 2026

New windows added in 2020 (Fensa Certificate Available)

(all information has been provided to us and should be verified by your legal representative).

