



30 Creamery Court, Letchworth Garden City, Hertfordshire. SG6 2UA



Satchells



2 Bedroom Apartment £230,000 Leasehold

This beautifully presented, chain-free, two-bedroom property is offered in excellent condition and fully decorated throughout. It provides a modern and hassle free living experience, with allocated parking. A must see for anyone seeking a ready-to-move-in home.

- Redecorated throughout
- En-suite to master
- CHAIN FREE
- Long lease - 95 years remaining
- Service charge - £2500 per annum
- Two bedroom first floor apartment
- Allocated parking
- Modernised throughout
- Bright and spacious throughout
- EPC rating C. Council tax band B

First Floor:**Entrance Hall:**

New carpet. Intercom phone. Leading through to rest of accommodation.

Living Room:

Abt. 15' 8" x 13' 7" (4.78m x 4.14m) maximum. New carpet. Electric \Storage Combination heater. Double glazed windows to side.

Kitchen:

Abt. 7' 2" x 9' 5" (2.18m x 2.87m) Modern fitted kitchen with integrated; Oven, extractor fan, electric hob and sink. Worktops with a range of wall and base mounted units.

Bedroom One:

Abt. 14' 5" x 9' 8" (4.39m x 2.95m) New carpet. Storage heater. En-suite. Double glazed windows to front.

En-Suite:

Suite comprising shower and sink.

Bedroom Two:

Abt. 11' 8" x 9' 8" (3.56m x 2.95m) Brand new carpet, Electric radiator. Built in wardrobes, double glazed windows facing to front.

Bathroom:

Tiled flooring. Part tiled walls. Suite comprising bath, toilet and wash basin with vanity unit. Wall mounted mirror and shelves. Storage cupboard,

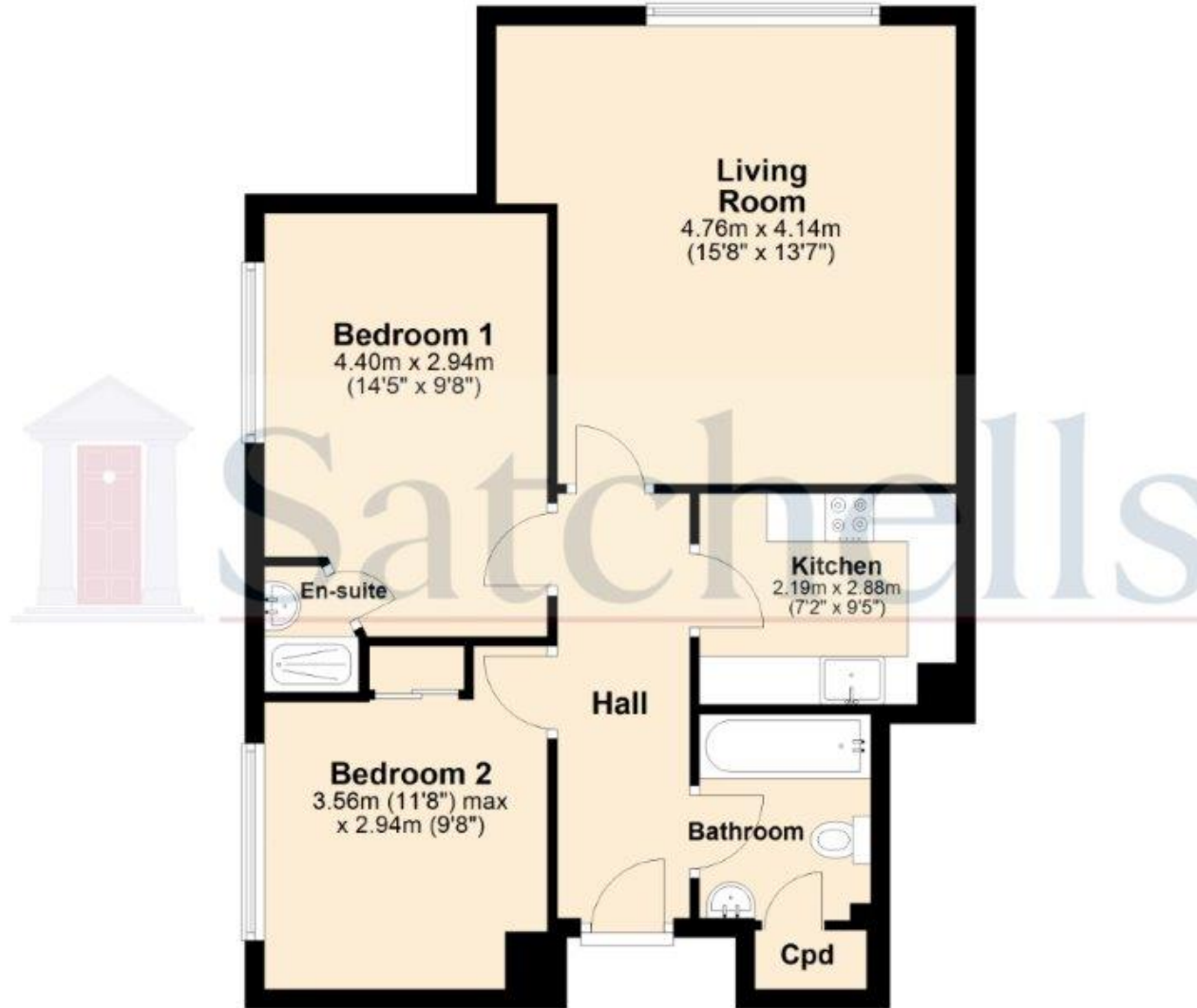
Additional Information:**Agents Note:**

Allocated parking.



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.