



Ascot Drive, Letchworth £250,000 Guide Price

Ideal for First-Time Buyers and Downsizees – Move-in ready with no stamp duty for eligible buyers | Strong Rental Yield for Investors – Over 5% P.A. with no work needed; ready for quick occupancy | Spacious Open-Plan Living Room – Plenty of room for a large sofa and personal touches; easy-to-maintain hard flooring | Two Double Bedrooms – Main bedroom with en-suite; versatile second bedroom for guests, home office, or nursery | Private En-Suite Shower Room – Added convenience and privacy in the main bedroom for a smoother morning routine | Convenient Bathroom with Shower Over Bath – Quick mornings or relaxed evening soaks; options to suit your lifestyle | Allocated Parking Space Plus Visitor Spaces – Hassle-free parking for you and guests | Close to Greenway and Countryside – Perfect for dog walks, jogging, cycling, and outdoor activities | Easy Access to Letchworth Train Station – Just an 18-minute walk to mainline station; central London in under 45 minutes | Nearby Road Links to A1(M) and A10 – Quick access for road commuters heading north or south



Ideal for First-Time Buyers, Downsizees, and Investors – Your Perfect Ground-Floor Flat Awaits!

A Great Ground-Floor Flat for First-Time Buyers, Downsizees, and Investors. This spacious ground-floor apartment, with no stamp duty if you are buying your first or next home, offers an excellent opportunity, whether you're starting out, downsizing, or investing. Investors will appreciate the strong rental yield of over 5% P.A. with no need for any upfront work, ensuring quick occupancy. Downsizees, too, will find it's got just the right amount of space and ease of living.

The kitchen is fitted with a built-in oven and hob, with room for everything you need, making it easy to enjoy home-cooked meals or quick bites on busy days.

The living room is a generous size, giving you the freedom to set it up to suit your lifestyle, whether that's a comfortable space for relaxation or a welcoming spot to gather with friends. There is plenty of space for a large sofa and other furniture - just add soft furnishings and decor to your taste. The hard flooring not only looks great but is easy to maintain.

When it's time to unwind, you'll find two comfortable double bedrooms, each with space for wardrobes. An en-suite shower room in the main bedroom adds the ease of having your own private space, perfect for hassle-free mornings and a more comfortable daily routine. The second bedroom is versatile - perfect for guests, an office space if you're working from home, or perhaps a nursery. You'll love the bathroom with a shower over the bath - ready for both quick invigorating mornings and relaxing soaks in the evenings after a hard day.

Got a car? Parking is sorted, with private allocated parking and there are also visitors' spots.

Letchworth is a desirable town with a real sense of community spirit and great amenities, just a stone's throw from the GREENWAY and beautiful North Hertfordshire countryside - ideal for dog owners, walkers, joggers and cyclists alike.



With the Mainline Station just an 18 - minute walk away, you can grab a few extra minutes of sleep and still be in central London in less than 45 minutes. If you're travelling or up for a seaside adventure, stay on the train a bit longer, and you can reach Gatwick Airport or find yourself in Brighton. Commuting by road? The A1(M) and A10 are easily accessible, taking you north and south with ease.

For investors, the property brings a strong rental yield with an expected annual income of £13,200, providing a good return from the start.

If you're ready to move, this flat is ready for you! Bring your furniture and start settling in.

| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - C

Lease Length - 108 years remaining

Ground Rent - £350.17 P.A

Service Charge - £763.68 P.A.

Gas central heating

| GROUND FLOOR

Open plan living space: 22' 1" x 10' 2" MAX (6.73m x 3.10m)

Bedroom One: Approx 14' 2" x 9' 7" (4.32m x 2.92m)

En-suite: Approx 5' 9" x 4' 6" (1.75m x 1.37m)

Bedroom Two: 10' 7" x 8' 5" (3.23m x 2.57m)

Bathroom: Approx 6' 9" x 5' 5" (2.06m x 1.65m)

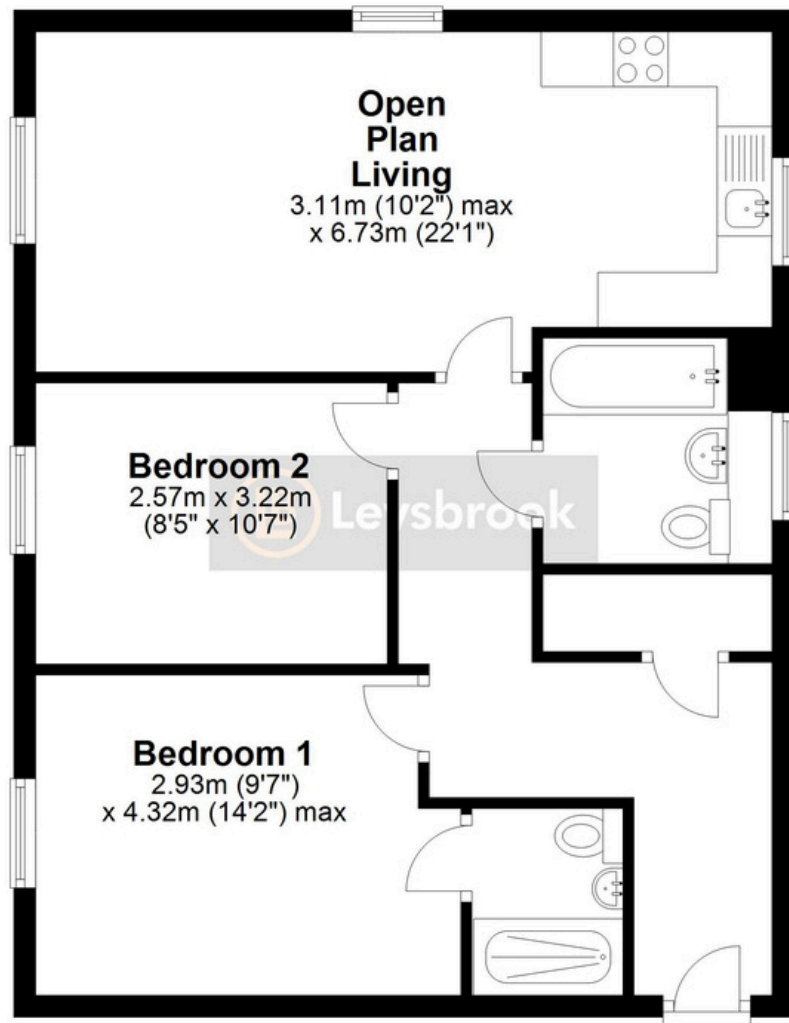
| OUTSIDE

Allocated off road parking space



Ground Floor

Approx. 59.3 sq. metres (638.6 sq. feet)



Total area: approx. 59.3 sq. metres (638.6 sq. feet)

Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout. It should not be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken in this statement. The services, systems and appliances shown have not been tested and no guarantee of their performance can be given.

Plan produced using PlanUp.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 