



Leys Avenue, Letchworth Garden City, Hertfordshire. SG6 3ED

Satchells



1 Bedroom Apartment

£1,195 pcm

Additional charges may apply

Presented by Satchells is this superb one bedroom top-floor apartment located in the exclusive development known as Garden Square. This apartment is stunning from the moment you enter. Towards the end of the entrance hall we have a good sized open plan kitchen/lounge area with a modern fitted kitchen and integrated appliances. A double bedroom and stunning three-piece bathroom suite. This apartment also benefits from a secure phone entry system. This beautiful apartment is not to be missed and is available mid February. Call us on 01462 894565 to book a viewing.

- Well presented throughout
- One double bedroom
- Modern Kitchen
- Open plan living
- Town centre location
- Walking distance from mainline station
- Secured video entry system
- Available mid February
- No pets allowed
- EPC rating C. Council tax band B

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A town centre location within strolling distance to all local amenities and Letchworth mainline station is a real bonus with this apartment! Additionally, it is within a short 5 minute drive of the A1, A505 & A507 meaning it is the perfect location for all commuters.

A security deposit is payable at the time of your offer being accepted by the landlord/s. This is equivalent to one weeks rent and for this property is £274.96. This does then form part of your five week holding deposit meaning once all satisfactory references are passed you will then be required to pay £1,099.84. For more information please contact the office.

Agents Note:

Draft particulars yet to be approved by the vendor and may be subject to change.

Anti-Money Laundering (AML):

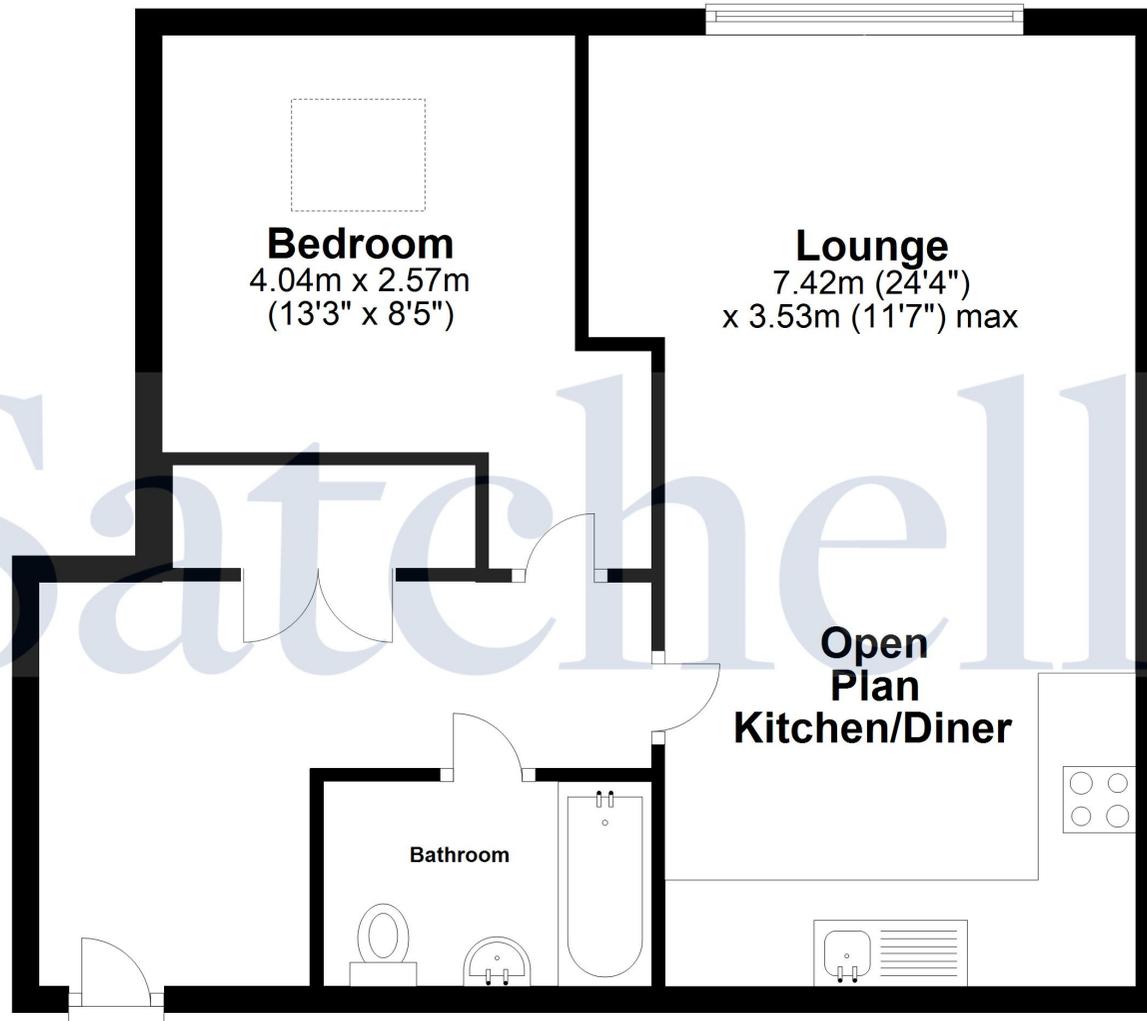
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



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 let, 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 or the tenancy terms. Some images may have been enhanced and the contents shown may not be included in the letting. 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.

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Top Floor



For illustration 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.