



**Turnpike Lane, Ickleford    Offers in Excess of £290,000**



**NO UPWARD CHAIN - Possible QUICK MOVE ! NO Stamp Duty for First Time Buyers! Save thousands right from the start | Historic Manor House Wing – Unique character combined with modern comfort | Bright and Modern Kitchen – Ideal for both everyday meals and entertaining | Spacious Living Room – A versatile space ready to be personalised as your own | Two Generous Bedrooms – Plenty of room to relax and unwind after a long day | En-Suite Bathroom – Added convenience and privacy in the master bedroom | Private Allocated Parking – No hassle finding a space; it's all yours | Village location - just a short stroll to local shops and pubs | Great Location - just over a MILE and a HALF to Hitchin STATION**



#### **Perfect for First-Time Buyers and Savvy Investors – Your Ideal Flat Awaits!**

Whether you're a first-time buyer ready to start your homeownership journey or an investor seeking a promising opportunity, this charming ground-floor apartment is the one you've been waiting for. Plus, enjoy the added bonus of no stamp duty for First Time Buyers! For investors, this property offers a fantastic return on investment with an expected annual rent of £13,200.

This attractive and spacious apartment, nestled within a private road, is part of the stunning redevelopment of a wing in a historic Manor House. The setting is truly special, blending the timeless charm and character of the original property with modern living - large rooms, high ceilings. Step inside and discover a space where modern amenities meet the relaxed lifestyle of village living. The kitchen is a bright, inviting area, featuring a built-in oven and hob with ample space for your appliances. Whether whipping up a quick breakfast or preparing a gourmet dinner, the natural light streaming through the large window enhances every moment spent here.

The spacious living room with large windows also offers a bright versatile space that's ready for your personal touch. Envision a chic entertaining area for friends or a snug reading nook where you can unwind with a good book. This room is your blank canvas, ready to become the cosy and welcoming heart of your home.

Both bedrooms are generously sized, providing peaceful retreats at the end of a long day. The main bedroom has an en-suite bathroom, while the second bedroom is conveniently served by a separate shower room. You and your guests can start the day with an invigorating shower or soak away a long day in the bath.





Imagine waking up in a home that blends historic charm with modern living, where your morning coffee is enjoyed in a bright living room flooded with natural light. Picture a life where you have your own private parking space, no need to worry about finding a spot after a long day. Your weekends are spent exploring the quaint village of Ickleford, with its friendly local pubs and charming community, all while knowing that the vibrant town of Hitchin is just a short drive away for shopping, dining, and more.

This is more than just a place to live—it's a lifestyle that offers the best of both worlds: the tranquility of village life and the convenience of urban amenities. Whether you're starting a new chapter or investing in a promising opportunity, this home invites you to embrace a life of comfort, convenience, and character. It's ready for you to make it your own and start creating memories in a place that feels like it was always meant to be yours.

**Don't miss out on making this dream lifestyle yours today!**

#### | ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - D

Leasehold - 940 years remaining

Service Charge - £175.00 PCM

#### | GROUND FLOOR

Living Room: Approx 16' 3" x 12' 3" (4.95m x 3.73m)

Kitchen: Approx 11' 10" x 6' 8" (3.61m x 2.03m)

Bedroom One: Approx 15' 8" x 9' 10" (4.78m x 3.00m)

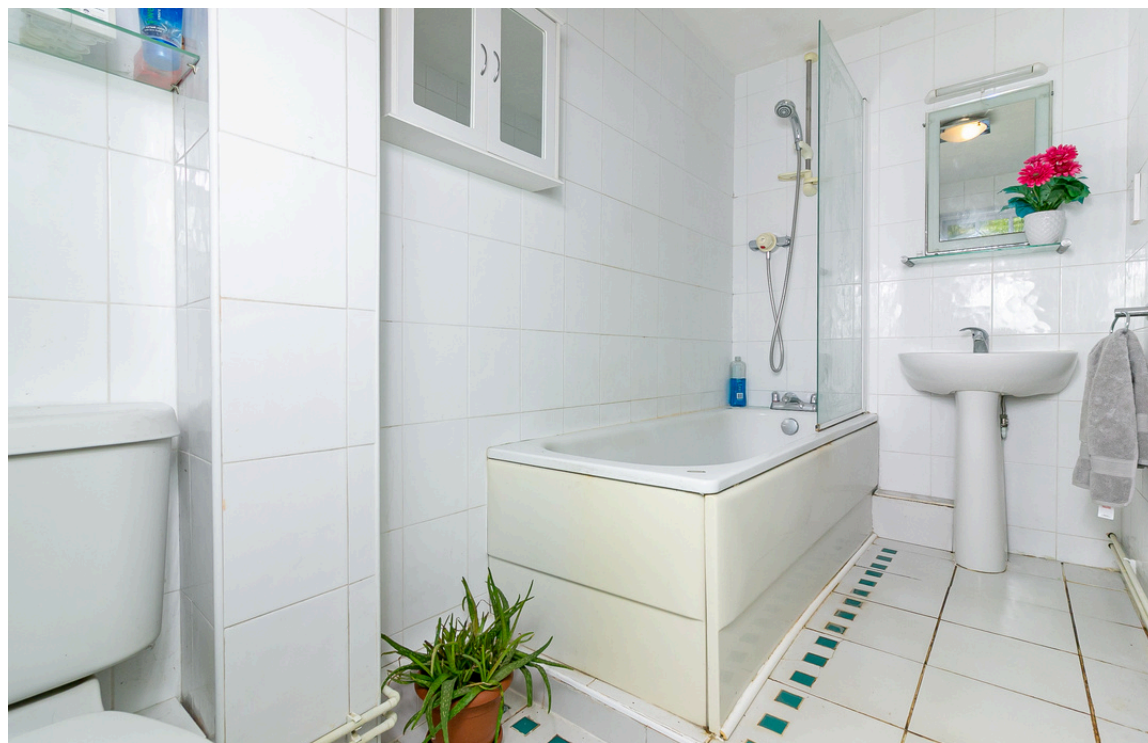
En-suite: Approx 9' 10" x 4' 7" (3.00m x 1.40m)

Bedroom Two: Approx 11' 3" x 10' 3" (3.43m x 3.12m)

Shower Room: Approx 5' 6" x 5' 4" (1.68m x 1.63m)

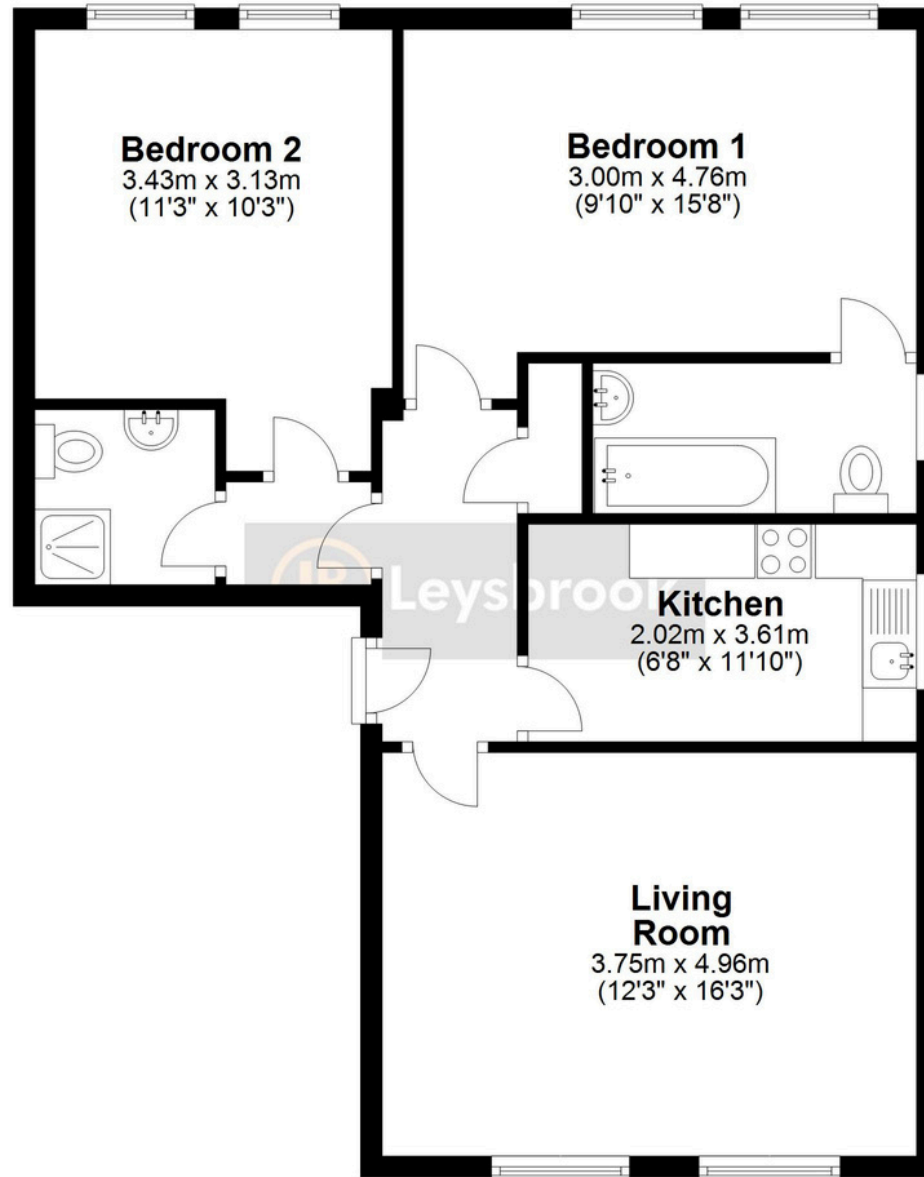
#### | OUTSIDE

Communal rear garden



## Ground Floor

Approx. 68.5 sq. metres (737.0 sq. feet)



Total area: approx. 68.5 sq. metres (737.0 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability 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](mailto:info@leysbrook.co.uk)

### Leysbrook Team

01462 419329 | [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

Devonshire Business Centre | Works Road | Letchworth | SG6 1GJ

Leysbrook is the trading name of Leysbrook Limited

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Registered office: Unit 1b, Focus Four, Fourth Avenue, Letchworth, Hertfordshire SG6 2TU



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	