







# 1 Bedroom Apartment £195,000 Leasehold

The IDEAL investment or FIRST TIME BUY. Offered to the market CHAIN FREE, this bright, spacious and fully modern ONE bedroom apartment is conveniently located within Letchworth Town Centre and is situated around the corner from the MAINLINE station. Benefitting from a long 147 YEAR lease and new home build warranty, this 'TURN KEY' apartment is not to me missed.

- IDEAL investment offering 6.4% Yield
- CHAIN FREE
- TOWN CENTRE LOCATION
- 7 year new home build warranty
- Long lease 147 years remaining
- Very well presented
- Modernised throughout
- Bright and spacious
- Ground rent £200 per annum. Service charge £780 per annum
- EPC rating C. Council tax band B



### First Floor: Entrance Hall:

Wooden flooring. Intercom phone. Leading through to rest of accommodation. Storage cupboard.

## Living Room: / Kitchen:

Living Room: Wooden flooring. Spotlights. Electric radiator. Dual sash windows to rear. Open plan to kitchen.

Kitchen: Modern fitted kitchen with integrated microwave, oven, fridge/freezer, extractor fan, electric hob and dishwasher. Breakfast bar. Worktops with a range of wall and base mounted units. Spot lights. Open plan to living room.

#### Bedroom:

Wooden flooring. Spot lights. Electric radiator. Dual sash windows to rear.

#### Bathroom:

tiled flooring. Part walled tiles. Bath with wall mounted shower and glass shower screen, low level WC with an integrated cistern and wash hand basin with vanity unit. Wall mounted mirror cabinet.

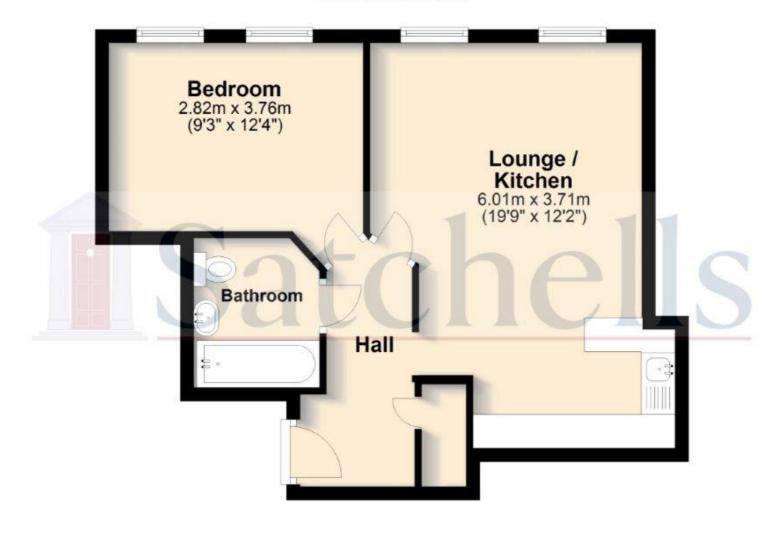








## **Ground Floor**



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.

