



64 Chagny Close, LETCHWORTH GARDEN CITY, Hertfordshire, SG6 4BY

£220,000

Smart apartment just where you need it - an easy walk to town, station, amenities and Norton common. This light two bedroom property sits on the second floor, and is available right now, chain free! First time buyers, investors, downsizers and lock & leave purchasers will all appreciate this well presented apartment, which enjoys a sizable lounge and dining space, a fitted kitchen with appliances, a main bedroom with fitted wardrobes, and a generous sized shower room.

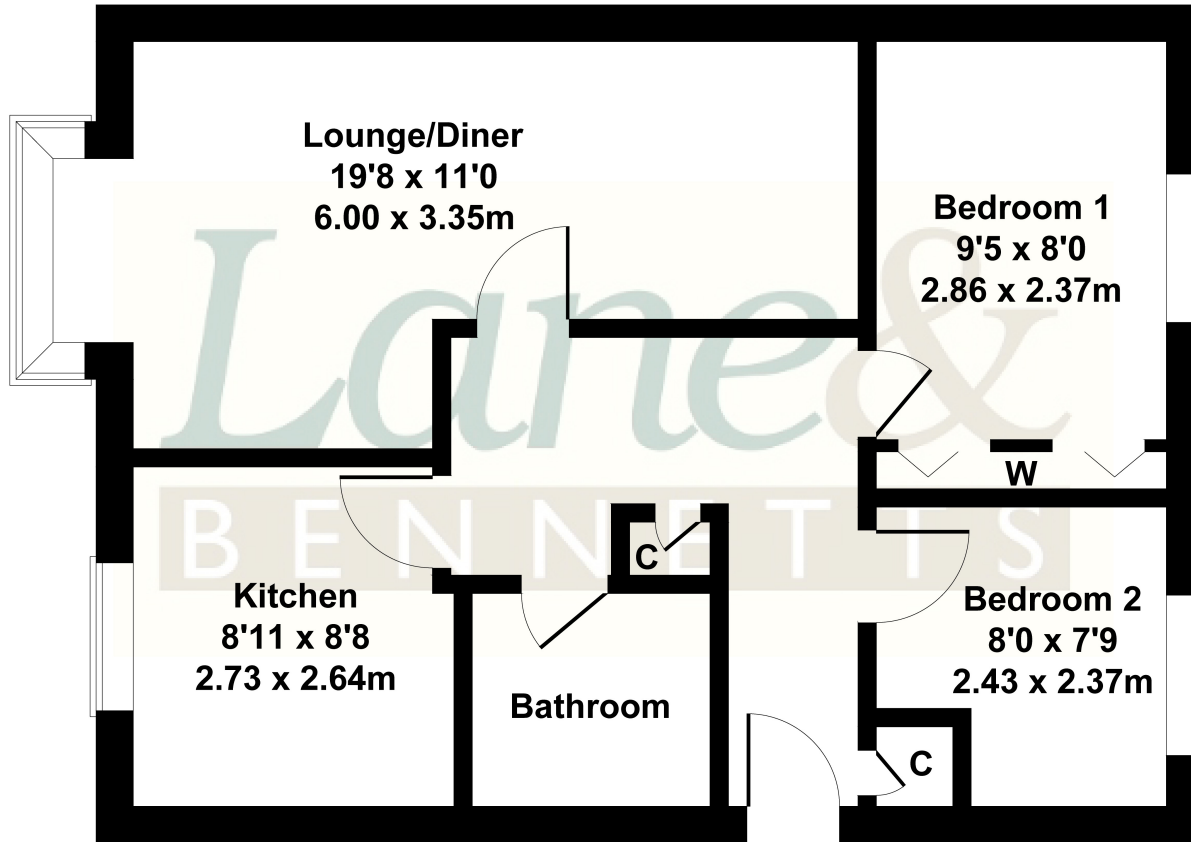
The property has plenty of cupboard space and a generous loft for storage. It is double glazed and the radiator heating has been upgraded. There is an allocated parking space outside the apartment, and ample visitor parking around. Our vendor has bought out the lease, so no ground rents apply. The council tax band is low -Band A at £1464 per annum. (Further 25% discount can apply for single occupancy. INVESTORS* Estimated gross annual rental yield £12,000 p.a



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Approximate Gross Internal Area

588 sq ft - 55 sq m



Not to Scale. Produced by The Plan Portal 2024
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- TWO BEDROOM APARTMENT CLOSE TO TOWN & STATION
- LARGE LOUNGE DINER
- FITTED KITCHEN & APPLIANCES
- SUPERB FITTED SHOWER ROOM
- LIGHT & AIRY, WELL PRESENTED THROUGHOUT
- MAIN BEDROOM WITH FITTED WARDROBES
- ALLOCATED [PARKING SPACE, PLEASANT COMMUNAL GROUNDS
- CHAIN FREE - AVAILABLE TO VIEW NOW
- FREEHOLD PROPERTY
- DOUBLE GLAZED WITH UPDATED HEATING
- Tenure: FREEHOLD | Council Tax Band: A | EPC: TBC

