

LEASEHOLD



Flat - Ground Floor (EPC Rating: C)

**58 Ascot Drive, Letchworth Garden City, Herts,
SG6 1FZ**

Price Guide

£265,000



First Step



2 Bedroom Flat - Ground Floor located in Letchworth Garden City

GROUND FLOOR apartment... French Doors to GARDEN area... EN-SUITE... 2 DOUBLE bedrooms... ALLOCATED Parking Space in close proximity to property... ENTERTAINING Kitchen/Dining/Lounge... WALKING distance to train station & town centre... Ample VISITOR parking...

IDEAL FIRST PURCHASE OR INVESTMENT BUY...

GROUND FLOOR APARTMENT...

WITHIN WALKING DISTANCE TO THE TRAIN STATION & TOWN CENTRE...

OPEN PLAN KITCHEN/DINER/LOUNGE...

LOUNGE WITH FRENCH DOORS TO GARDEN AREA...

ALLOCATED PARKING SPACE PLUS VISITOR PARKING...

Entrance Hallway

Front door leading into entrance hallway. Laminate flooring, inset spot ceiling lights, radiator. Door to shelved storage cupboard housing water tank. Doors leading to:

Kitchen/Diner

10'3" x 6'8"

Double glazed window to side aspect fitted with roller blind. Kitchen fitted with black gloss wall & base units with complementary work surface. Single oven with 4 ring electric hob & extractor, space for washing machine & tall fridge freezer. Composite sink. Laminate flooring, inset spot ceiling lights, radiator. Open plan leading to

Living Area

16'7" x 10'3"

French doors leading to garden area. Laminate flooring, 2 ceiling lights, radiator, TV point.

Bedroom 1

12'3" x 10'5"

Double glazed window to side aspect, fitted with venetian blind. Carpet, ceiling light, radiator, TV point. Door leading to:

En-suite

White suite comprising: fully tiled shower cubicle fitted with wall mounted shower & glass door, wc, pedestal wash hand basin. Ceramic tiled flooring, inset spot ceiling lights, white electric towel rail, extractor.

Bedroom 2

12'3" x 8'7"

Double glazed window to side aspect. Carpet, ceiling light, radiator.

Bathroom

White suite comprising: fully tiled shower panelled bath fitted with wall mounted shower, curtain & rail, wc, pedestal wash hand basin. Ceramic tiled flooring, inset spot ceiling lights, white electric towel rail, extractor.

EXTERNAL

Front Aspect

Use of small garden area, mainly laid to lawn with small patio area.

Parking

Allocated parking space plus visitor parking.

Material Property Information

EPC Rating C

Council Tax Band C

Leasehold 110 years remaining



Service Charge: £840 per year
Ground Rent: £578 per year

Traditional brick construction
Mains utilities
No Lift in Block
Communal Bin Storage & Collection
Allocated parking with permit
Visitor parking

Local Area

Situated within a short walking distance to town centre and Letchworth railway station.

Close to all local amenities, including outdoor swimming pool, leisure centre, various shops, coffee shops & restaurants.

Letchworth was the world's first garden city, established by Ebenezer Howard who sought to create an alternative to the industrial city by combining the best of town and country living.

It is centrally located to all major link roads to the A1 and

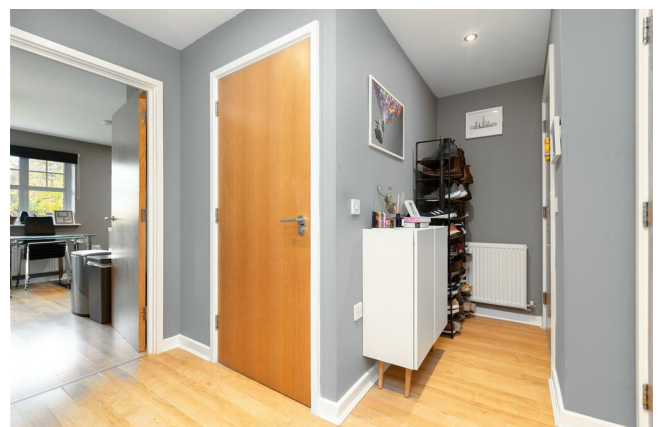
M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & London St Pancras via Letchworth are circa 30-35 mins.

Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.

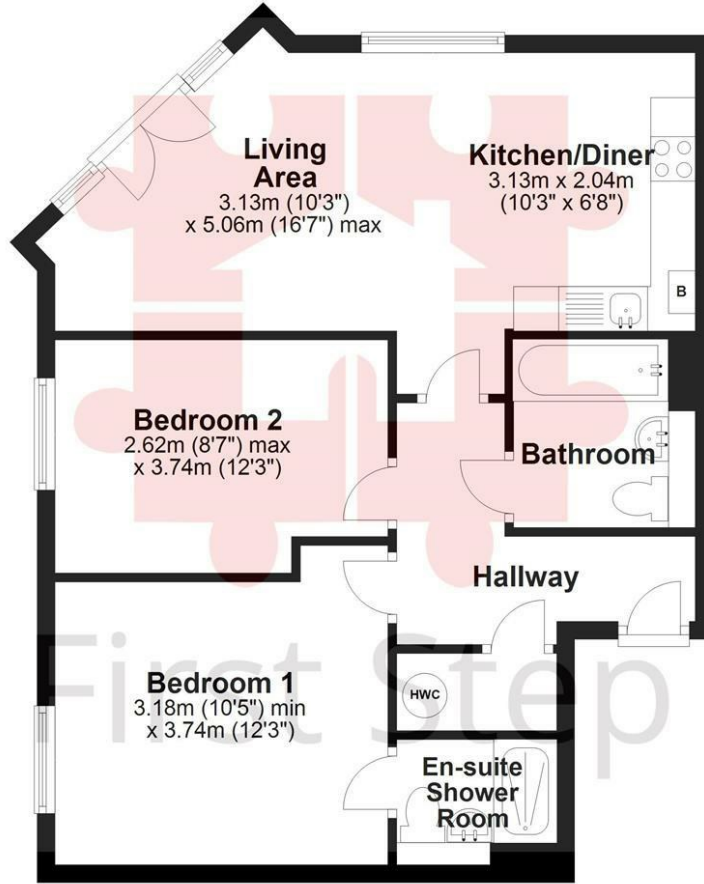
The vendors of this property have a personal link with a team member at First Step The Housing Partners Ltd.





Ground Floor

Approx. 59.7 sq. metres (642.4 sq. feet)

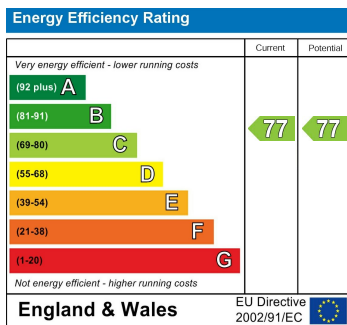


Total area: approx. 59.7 sq. metres (642.4 sq. feet)

Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



First Step