

56, Upper Maylins

Letchworth Garden City,
Hertfordshire, SG6 2SB

£230,000

country properties

Welcome to this stunning two-bedroom second floor apartment, expertly presented to an exceptionally high standard by the current owner. Offering a perfect blend of contemporary style and comfortable living, this impressive home boasts meticulous attention to detail throughout. Ideal for first-time buyers or those seeking a modern, move-in ready property, this flat is sure to impress from the moment you step inside. With spacious rooms flooded with natural light and quality finishes at every turn, internal viewing is essential to fully appreciate what this exceptional residence has to offer.

The modern kitchen is thoughtfully designed with both practicality and aesthetics in mind. Featuring sleek storage units, integrated appliances, and generous countertop space. The apartment boasts two well-proportioned bedrooms. Both rooms are beautifully maintained, with neutral tones and ample room for a double bed and additional furniture. Large windows ensure these spaces are bathed in natural light, creating warm and inviting sleeping quarters. The bedrooms provide flexible options for a guest room or home office.

Completing this superb home is a stylish and contemporary bathroom, fitted with high-quality fixtures and tiled to a modern finish. The bright and clean design features a bath separate shower, a vanity unit, and plenty of storage for toiletries. This well-appointed bathroom delivers both functionality and a touch of luxury to your daily routine.

Ground Floor

Entrance Hall

Secure entry system with stairs to all floors.

Second Floor

Entrance Hall

Tiled floor. Storage cupboards. Doors to all rooms.

Lounge

15' 0" x 10' 11" (4.57m x 3.33m)
A bright and spacious room with double glazed windows to the front and side. Radiator. TV point.

Kitchen

11' 1" x 8' 0" (3.38m x 2.44m)
A modern fitted kitchen in a range of matching high gloss units providing ample storage space. Integrated oven and hob with extractor over. Twin bowl stainless steel sink unit. Spot lights. Double glazed window to the side aspect. Tiled floor.

Bedroom One

14' 6" x 9' 5" (4.42m x 2.87m)
Dual aspect with double glazed windows to the front and side. Radiator.







Bedroom Two

10' 3" x 7' 10" (3.12m x 2.39m)
This room is currently being used as a home office by the current owner. Double glazed window to the side aspect. Fitted wardrobes. Radiator.

Bathroom

11' 1" x 5' 7" (3.38m x 1.70m)
A luxury four piece suite comprising a low level wc, wash basin and free standing bath. Separate shower cubicle with glass doors. Heated towel rail/radiator. Tiled walls and floors. Double glazed window to the side aspect.

Agents Note

Leasehold 87 years remaining.
Service Charge £700pa
Ground Rent £10pa

Council Tax Band B.

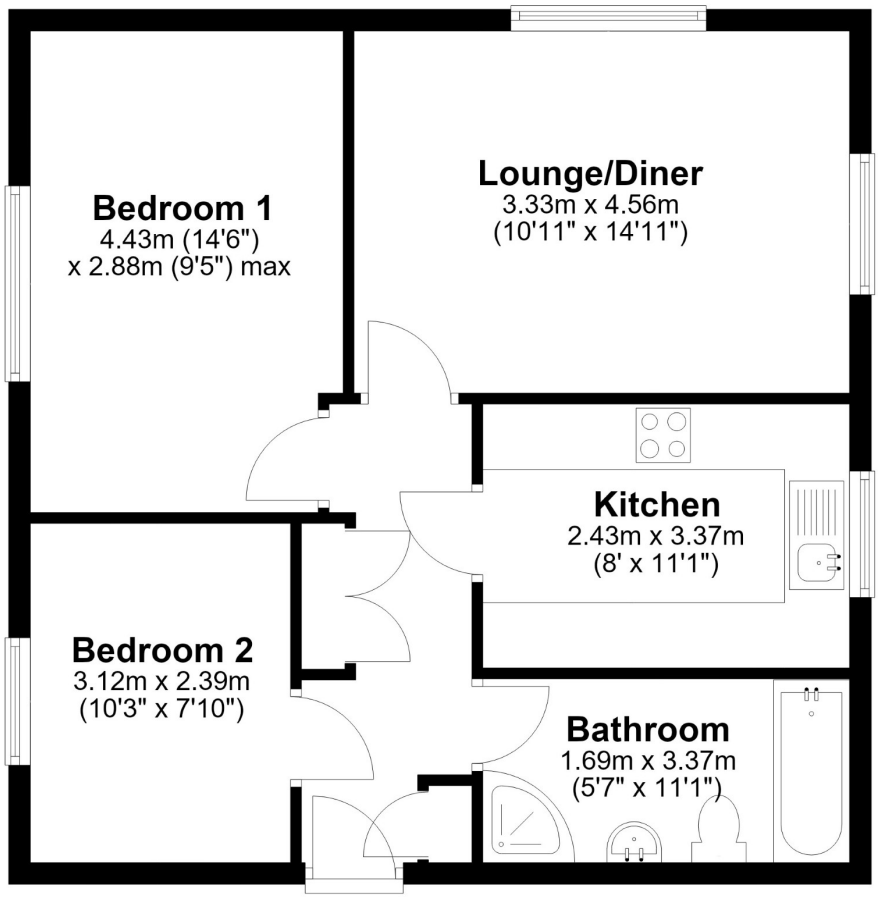


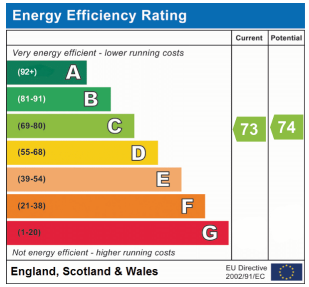




Second Floor

Approx. 57.6 sq. metres (620.2 sq. feet)





Total area: approx. 57.6 sq. metres (620.2 sq. feet)

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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