

**FLAT 5, SPENCER WAY  
LETCHWORTH GARDEN CITY**

**HERTS**

**SG6 4RS**

**A light and well planned first floor two bedroom apartment, forming part of a modern development close to Norton Common and within walking distance of Letchworth Garden City town centre and a host of shops, cafes, restaurants, local amenities and transport links including a number of bus routes and Letchworth Garden City Railway Station, which provides a fast and frequent service into London Kings Cross, Cambridge, Gatwick Airport and Brighton. For the motorist, the A1(M) and A505 are a short distance away.**

**First Floor Apartment \* Generous Bright Dual Aspect Lounge \* 2 Bedrooms \* Modern Kitchen \* Bathroom/WC \* Off Street Allocated Parking Space \* Double Glazed Throughout \* Good Condition \* Convenient Location \***

#### **FIRST FLOOR**

This floor is accessed via a staircase.

#### **ENTRANCE HALL**

An 'L' shaped hallway featuring an entry phone security system, a grey coloured fitted carpet, pendant light fittings, radiator and two large built in storage cupboards, one of which is a roomy walk-in double-doored storage cupboard, whilst the other houses the flats hot water cylinder.

#### **LOUNGE**

A sizeable, bright reception room, featuring a grey coloured fitted carpet, double glazed casement windows to the side aspect and a smaller double glazed casement window overlooking the rear of the building, radiator, TV and media points. Opening to...

#### **KITCHEN**

A range of wood effect fitted wall and base units with stainless steel fittings and dark grey granite effect work surfaces, incorporating a stainless steel sink and drainer with mixer tap, integrated fan assisted oven/grill with a ceramic four ring hob and integrated extractor canopy above, tiled

splashbacks, double glazed casement window to the rear of the building, space for a fridge/freezer and washing machine, linoleum flooring and spot lights on a track.

### **BEDROOM ONE**

A good sized double bedroom, featuring a grey coloured fitted carpet, double glazed casement windows overlooking the side of the property, pendant light fitting, radiator, telephone and television points.

### **BEDROOM TWO**

Features include a grey coloured fitted carpet, double glazed casement windows to the side aspect, radiator, pendant light fitting and TV point.

### **BATHROOM/WC**

A modern white bathroom suite with chrome fittings, comprising of, a panel enclosed bath with wall mounted shower fitting and mixer taps, pedestal wash basin, low flush WC, part tiled walls, linoleum flooring and fitted mirror.

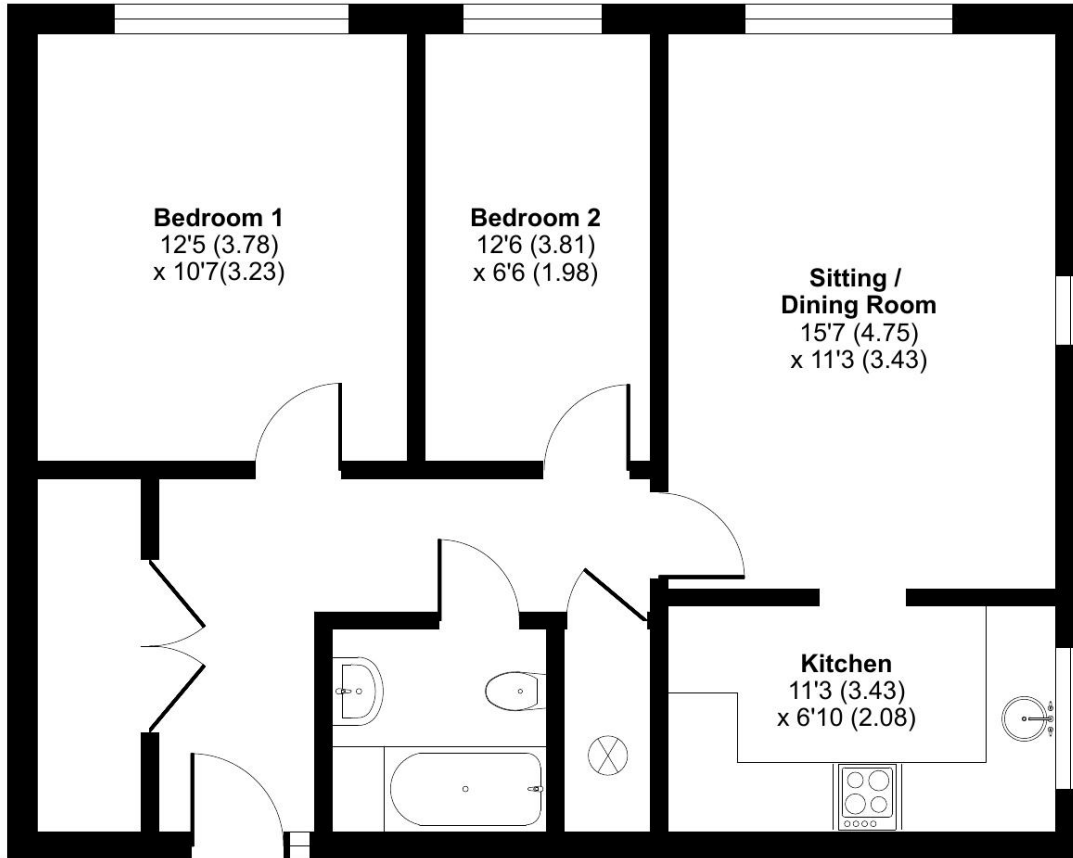
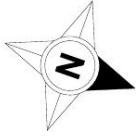
### **EXTERIOR**

Off street allocated parking space.

# Spencer Way, Letchworth Garden City, SG6

Approximate Area = 675 sq ft / 62.7 sq m

For identification only - Not to scale



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Matthew James & Co. REF: 1106682

























