



# 75, Marmet Avenue

Letchworth Garden City,  
Hertfordshire, SG6 4QF  
£215,000

country  
properties

Spacious 2 bedroom ground floor apartment within easy walking distance of the town centre & train station. The property has a good size lounge/dining room, fitted kitchen, two decent bedrooms and a modern bathroom suite. Replacement double glazed windows and electric heating. The town centre and main line railway station are within easy walking distance of the property. Offered with vacant possession and no upper chain.

## Ground Floor

### Entrance Hall

Secure communal entrance via intercom.

### Hallway

Doors leading to all the rooms.

### Living Room

16' 2" x 10' 3" (4.93m x 3.12m)

Double glazed window to the front aspect.

Electric heater. Tv point.

### Kitchen

10' 10" x 7' 9" (3.30m x 2.36m)

Fitted in a range of matching base and eye level units providing ample storage space.

Single drainer sink unit.. Plumbing for a washing machine and space for fridge and cooker. Double glazed window to the rear aspect. Airing cupboard.

### Bedroom One

12' 4" x 8' 11" (3.76m x 2.72m)

Double glazed window to the front aspect..

Electric heater.

### Bedroom Two

12' 4" x 6' 7" (3.76m x 2.01m)

Double glazed window to the front aspect.

### Bathroom

7' 9" x 5' 6" (2.36m x 1.68m)

White suite comprising panel bath with shower above, pedestal wash hand basin and wc. Tiled splash areas. Double glazed window to rear aspect. Wood laminate floor. Extractor fan.

### Outside

### Gardens

Communal garden and ample parking to the front and side. Bin storage cupboard.

### Agents Note

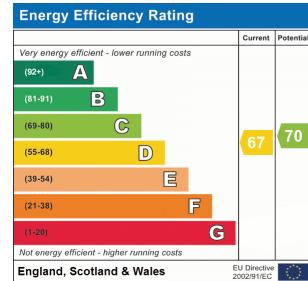
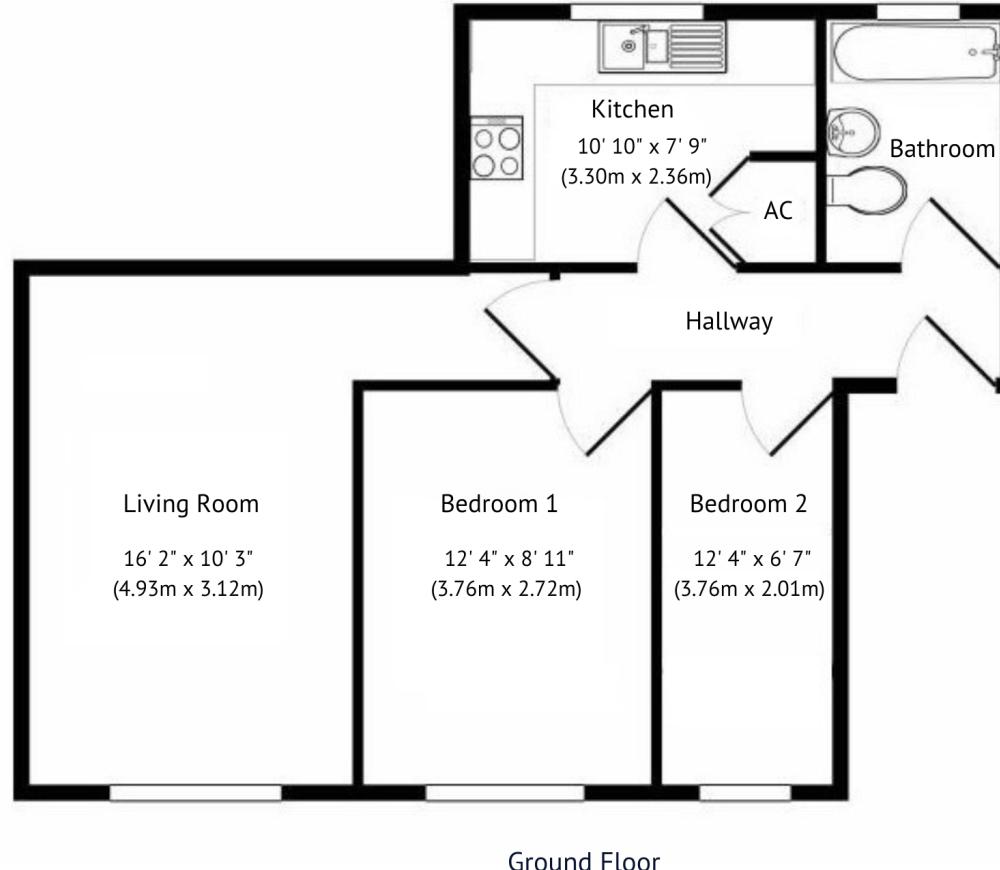
Leasehold 117 years remaining.

Service Charge £1,065 pa

Council Tax Band B.







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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