



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

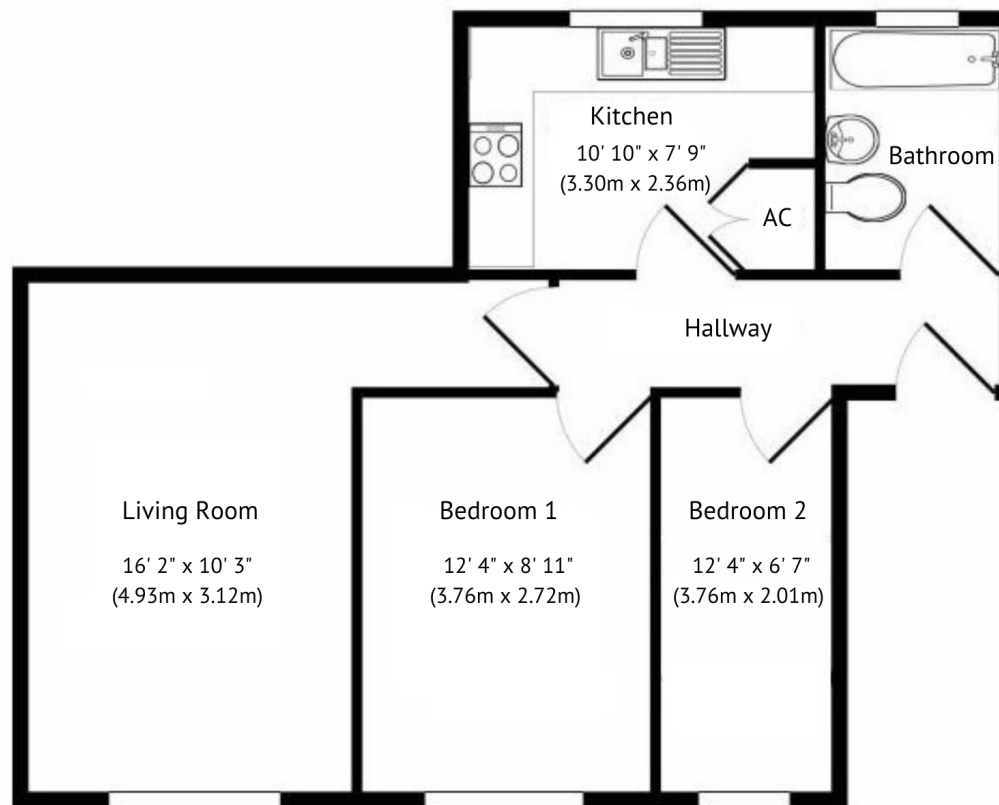
Leasehold 117 years remaining.

Service Charge £1,065 pa

Council Tax Band B.







Ground Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements openings and orientations are approximate.
No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement.
No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	67
(39-54)	E	70
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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