



21, Marmet Avenue

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

country
properties

Well presented two bedroom ground floor apartment situated in sought after location within easy walking distance of the town centre and mainline railway station. Spacious lounge/diner overlooking communal garden area. Modern fitted kitchen with appliances. Lovely refitted white bathroom suite with window. Double glazed and electrically heated. Ample off street parking. Security entry system. Offered with vacant possession and no upper chain.

Ground Floor

Communal Entrance

Post boxes. Security entrance via intercom. Stairs to all floors. Door to:

Entrance Hall

Fuse board. Airing cupboard housing hot water tank. Intercom phone. Doors to:

Lounge/Diner

14' x 12' (4.27m x 3.66m)

Window to rear aspect overlooking communal garden area. Electric heater. TV & telephone points. Door to:

Kitchen

8' 1" x 7' 9" (2.46m x 2.36m)

Fitted in a range of matching base and eye level units providing ample storage space. Single drainer stainless steel sink unit. Built-in electric oven and hob with extractor over. Plumbing for a washing machine and space for a fridge/freezer. . Ceramic tiling to splash back areas. Electric heater. Inset spotlights. Window to rear aspect.

Bedroom One

11' 5" x 9' 1" (3.48m x 2.77m)

Window to front aspect. Electric heater.

Bedroom Two

10' 6" x 7' (3.20m x 2.13m)

Window to front aspect. Electric heater.

Bathroom

Nicely refitted bathroom with a white three piece suite comprising low level wc, wash hand basin set into vanity unit with storage. Panel bath with shower over, enclosed by glass screen. Attractive tiling to floor and all splash back areas. Window to side aspect. Extractor fan. Chrome ladder style towel rail. Inset spotlights.

Outside

Communal Areas

Communal gardens with lawned area and shrubs. Ample sized car park with parking on a first come, first served basis. Communal bin store.



Agents Note

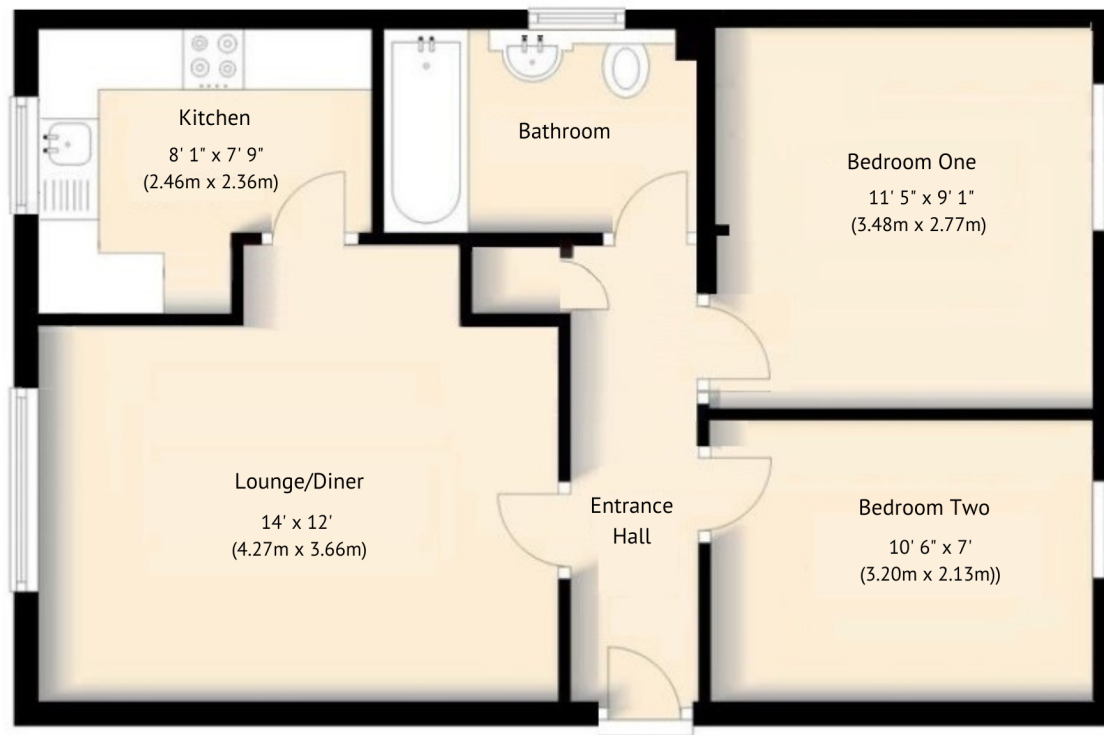
Leasehold - 117 years remaining.

Service Charge £991.22pa

Ground Rent £200pa

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		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(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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