



1, Spencer Way

Letchworth Garden City,
Hertfordshire, SG6 4RS
£170,000

country
properties

Offered with vacant possession and no upper chain. Spacious ground floor two bedroom apartment in need of modernisation and decoration throughout.

Spacious lounge/dining room. kitchen with fitted units, three piece bathroom suite and two bedrooms. Outside there is an allocated parking space.

Daylight viewings only.

Ground Floor

Communal Entrance

Secure intercom system.

Hallway

Sore cupboard and airing cupboard.

Lounge/Dining Room

15' 9" x 11' 5" (4.80m x 3.48m)

Windows to the rear and side.

Electric heater.

Kitchen

11' 5" x 6' 6" (3.48m x 1.98m)

Fitted in a range of matching base and eye level units proving plenty of storage. Single drainer sink unit. Integrated oven and hob. Space for fridge/freezer and plumbing for a washing machine. Window to the side aspect.

Bedroom One

12' 7" x 10' 5" (3.84m x 3.17m)

Window to the side aspect. Electric heater.



Bedroom Two

12' 7" x 6' 5" (3.84m x 1.96m)

Window to the side aspect. Electric heater.

Bathroom

Comprising a low level wc, wash basin and panelled bath. Extractor fan.

Outside

Agents Note

Leasehold - 78 years remaining.

Service Charge TBA

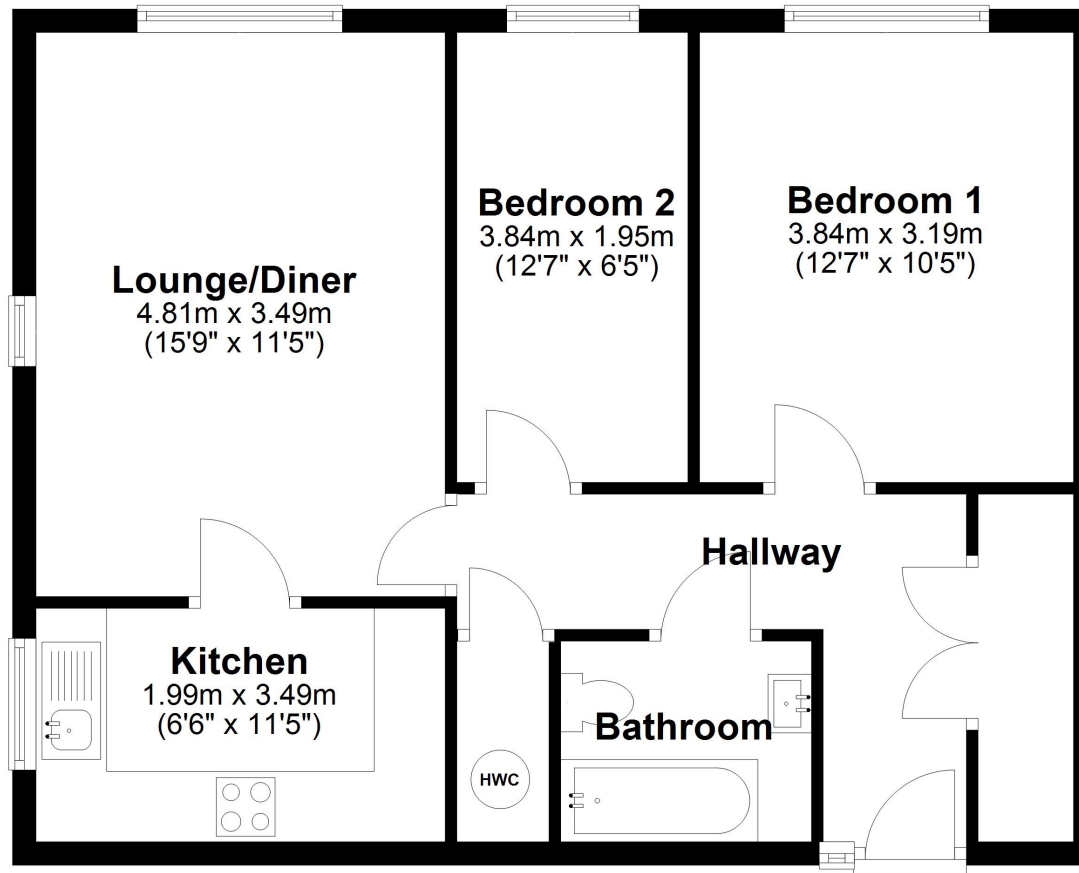
Ground Rent TBA

Allocated parking Space.



Ground Floor

Approx. 60.9 sq. metres (655.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Total area: approx. 60.9 sq. metres (655.8 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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