



Marmet Avenue, Letchworth Garden City, Hertfordshire. SG6 4QF

Satchells



2 Bedroom Apartment £230,000 Leasehold

Situated within a quiet cul-de-sac just 0.4 miles from Letchworth town centre and mainline station, this very well presented, TWO bedroom GROUND FLOOR apartment offers bright and spacious accommodation in a quiet residential development. Located in a smaller block of 4 apartments, this property benefits from full double glazing, off-road parking and convenient location making for the IDEAL first time buy and commuters alike!



- Potential to be sold chain free
- TWO bedroom apartment
- Ground floor
- Off road parking
- Modern and spacious
- 0.4 miles to mainline station
- Close to town and amenities
- Quiet cul-de-sac location
- Block of 4 apartments
- Awaiting EPC. Council tax band B

Ground Floor**Entrance Hall:**

Laminate flooring. Security entry phone. Internal doors to rest of accommodation. Airing cupboard.

Living/Dining Room:

Laminate flooring. Double glazed window to side aspect. Space for dining table. Internal door to kitchen. Electric heater.

Kitchen:

Tiled flooring. Double glazed window to side aspect. Extractor. Worktops with a range of wall and base mounted units. Space for fridge/freezer, washing machine and cooker.

Bedroom One:

Laminate flooring. Double glazed window to side aspect. Space for wardrobes.

Bedroom Two:

Laminate flooring. Double glazed window to side aspect.

Bathroom:

Double glazed privacy window. Extractor. Three piece suite comprising hand wash basin, WC, bath with mixer taps, wall mounted shower, glass screen and tiled walls. Tiled flooring.

Outside**Communal Grounds/Hallway:**

Well maintained lawn spaces with hedging and mature trees. Pathways leading to parking spaces and communal entrances. Security door to entrance with well maintained clean and tidy communal access points.

Parking:

Communal parking to directly to rear of property with several other communal parking areas.

Additional Information**Agents Note:**

Draft particulars yet to be approved by the vendor and may be subject to change.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material Information:

We are advised by the seller/landlord/tenant of the following information in good faith but its accuracy is not guaranteed

and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Broadband: Virgin Media 1GB

Water: Main supply

Electric: Mains supply

Drainage: Mains supply

Flood risk: No

Mobile/Phone: OK - Further information can be found here:

<https://checker.ofcom.org.uk/en-gb/>

Tenure:

Council Tax Band: B

Council tax payable: TBC

Length of lease: 117 years

Ground Rent details: £200

Service charge Details: £1,236

For further material information please contact the office marketing this property.

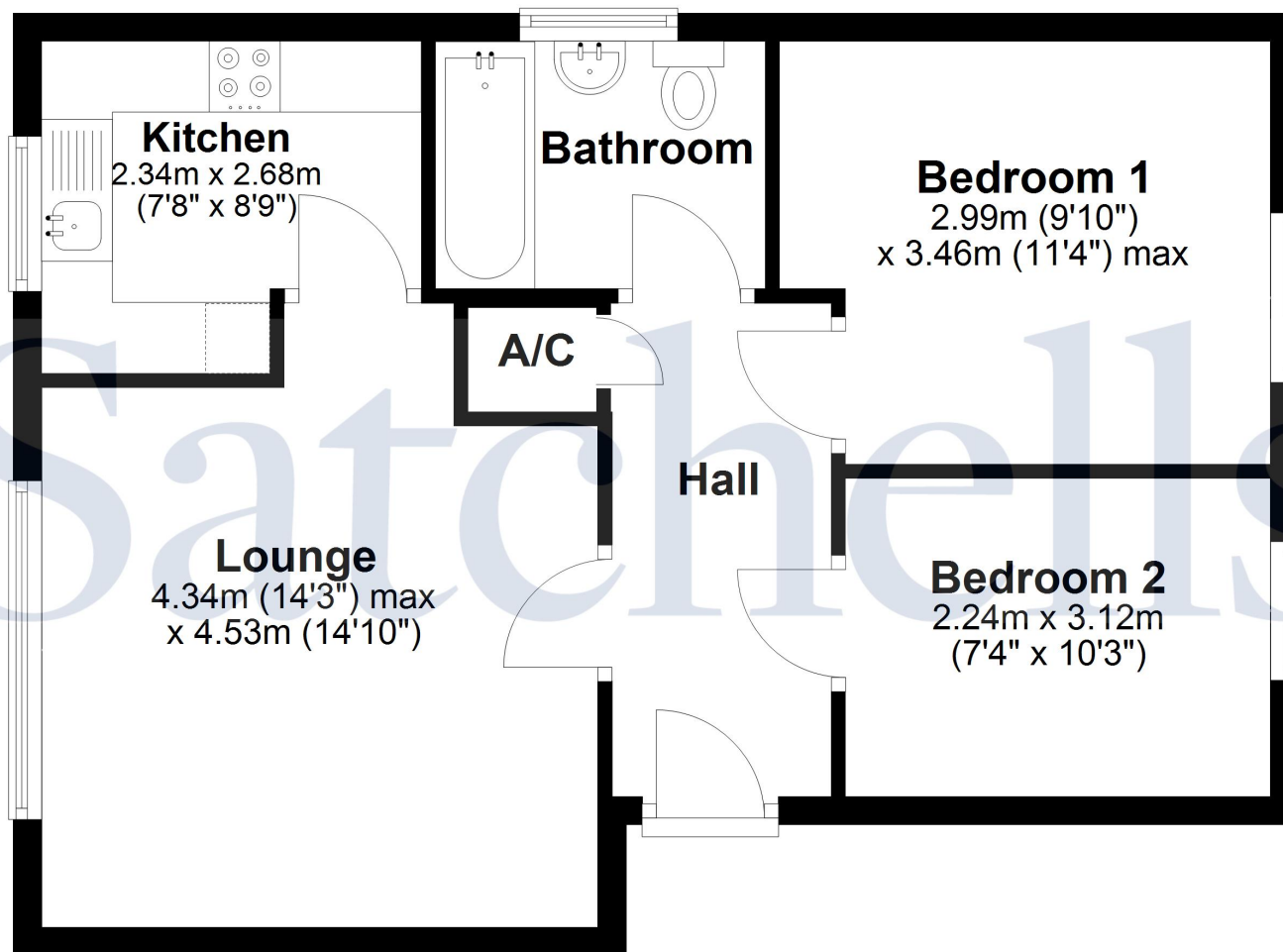




These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, utilities and services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Some content may have been created with the use of AI. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing

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Ground Floor



For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.