



# 24, Ickniel Green

Letchworth Garden City,  
Hertfordshire, SG6 4DL  
Offers in excess of £265,000

country  
properties



Spacious two-bedroom first floor maisonette situated in a quite residential area just minutes' walk from the town centre. Modern fitted kitchen with appliances available. 15ft lounge with large south facing window overlooking the communal gardens. Well-appointed modern bathroom suite. Two good size double bedrooms with fitted wardrobes. Handy small study and lobby area. Double glazing and gas centrally heated throughout. No above chain.

- Modern fitted kitchen with appliances
- 15ft lounge with large south facing window overlooking the communal gardens
- Well appointed modern bathroom suite
- Two double bedrooms with wardrobes
- Handy small study and lobby area
- Double glazing and gas centrally heated throughout
- 142 year Lease from 2007 with 125 years remaining.
- £60 every 3 months for gardening.

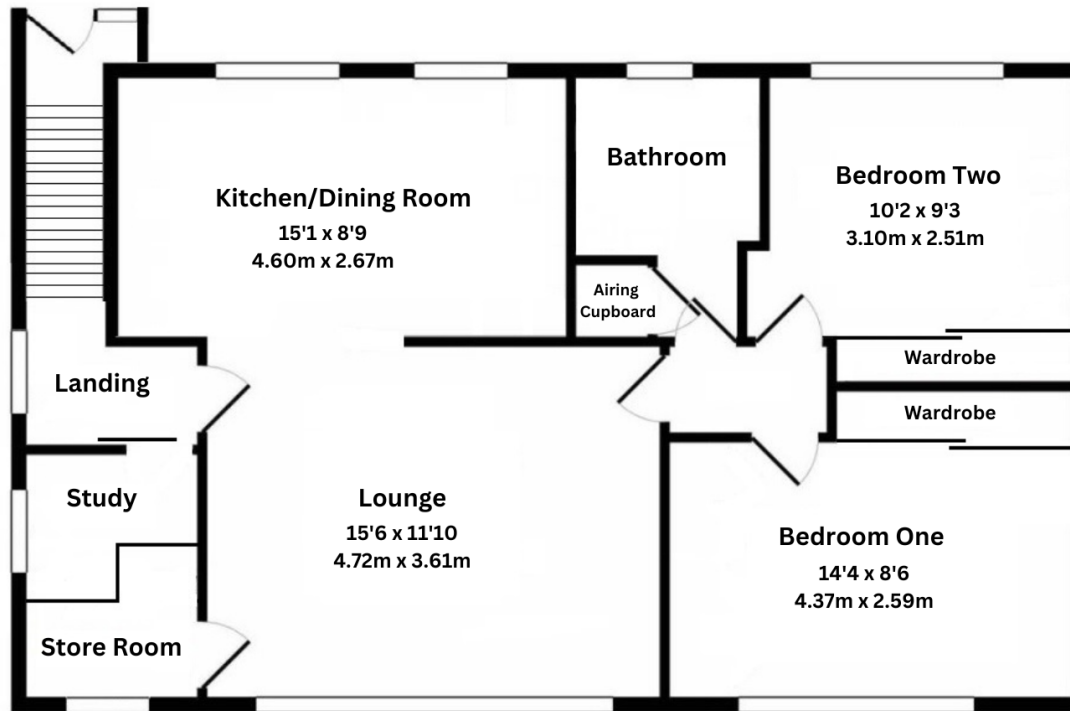






Ground Floor  
Entrance

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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).

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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