



51, Haysman Close

Letchworth Garden City,
Hertfordshire, SG6 1UD
£140,000

country
properties

One bedroom first floor apartment in need of some modernisation but keenly priced for a very quick sale. Located within walking distance of the town centre, train station and Norton Common. Situated on the first floor, the property has an entrance hall, lounge, kitchen, bedroom and bathroom. This property is an ideal purchase for a first time buyer wanting to get on the ladder or for an investor. Offered with vacant possession and no above chain. Contact us today to arrange your viewing!

Ground Floor.

Communal Entrance Hall

Stairs to all floors.

First Floor.

Entrance Hall

Electric heater. Doors to all rooms.

Lounge

14' 1" x 9' 3" (4.29m x 2.82m)

Window to the rear aspect. Electric heater.
Tv point.

Kitchen

10' 2" x 6' 10" (3.10m x 2.08m)

Fitted in a range of matching units. One and a half bowl sink unit. Tiled splash areas. Space for cooker, fridge/freezer and plumbing for a washing machine. Window to the rear aspect.

Bedroom

12' 6" x 10' 8" (3.81m x 3.25m)

Two windows to the front aspect. Electric heater.

Bathroom

Comprising a low level wc, wash basin with cupboard under and a panelled bath. Tiled splash areas. Heated towel rail. Extractor fan.

Agents Note

Leasehold

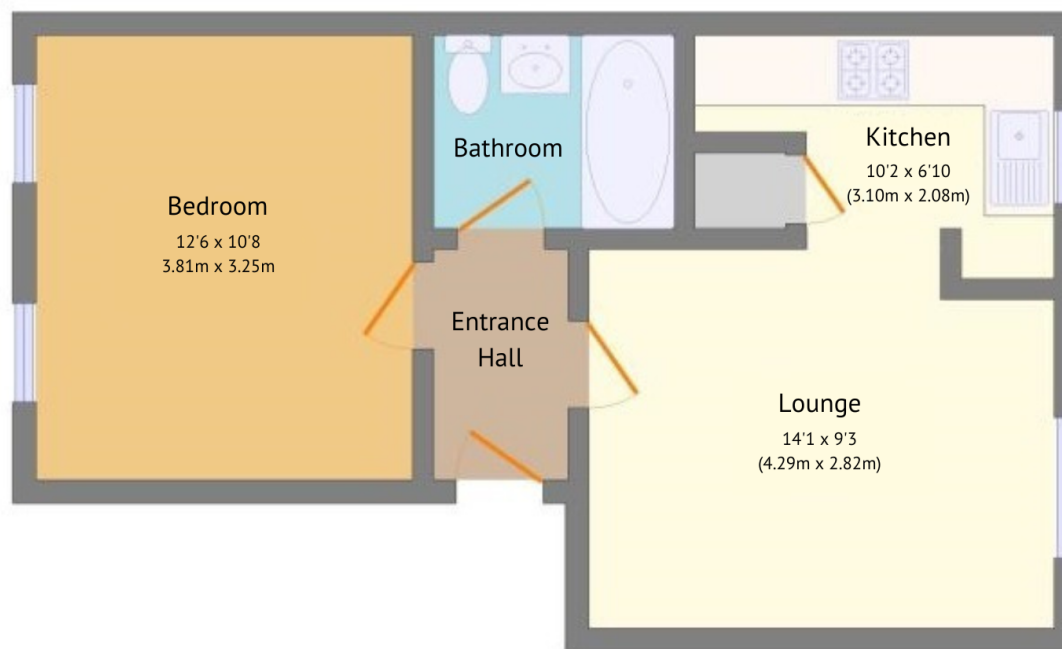
150 years from June 1987 with 112 years remaining.

Service Charge £900 pa approx.

Ground Rent £80 pa approx.







First 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+)	75	84
A		
(81-91)		
B		
(69-80)		
C		
(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		

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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