



31 Wissen Drive, Letchworth Garden City, Hertfordshire, SG6 1FT

£265,000

We are pleased to offer this impressive two bedroom apartment situated in the well presented Phoenix Park Development. This MODERN home is minutes from the town centre & station whilst additionally offering a high quality finish throughout in a quiet location.

Situated less than a 15 minute walk to the town, gardens & station, it benefits from an en suite bathroom, two double bedrooms and a large lounge, with an open plan kitchen containing white goods. The apartment is very energy efficient, scoring 82 out of a potential 83 on the EPC



- *SUPERB TWO BED APARTMENT*MINUTES TO TOWN*
- *FULLY FITTED OPEN PLAN KITCHEN/LIVING ROOM*
- FABULOUS FIRST FLOOR APARTMENT WITH MAIN EN SUITE
- BALCONY SPACE
- TWO DOUBLE BEDROOMS
- EASY WALKING DISTANCE TO TOWN STATION AND GLORIOUS NORTON COMMON
- CHAIN FREE PERFECT FOR FTB's DOWNSIZERS OR SHARERS
- ATTENTION INVESTORS EXP GROSS ANNUAL RENTS £15,600
- Leasehold property 109 yrs remaining. Ground Rent £350.00 pa, service charge £1050.00 pa.

