



53, Wissen Drive

Letchworth Garden City,
Hertfordshire, SG6 1FT
£195,000

country
properties

An immaculate one bedroom ground floor apartment located within walking distance of the town centre and mainline train station. Internal viewing comes highly recommended to fully appreciate this home.

Located on the ground floor with a spacious living area with a fitted open plan kitchen. Large double bedroom with a fitted wardrobe and modern white bathroom suite. The property benefits from double glazed windows and gas to radiator central heating. Outside the property has an allocated parking space.

Ground Floor

Communal Entrance Hall

Communal entrance hall via secure intercom.

Entrance Hall

Wood laminate flooring. Radiator. Storage cupboard.

Living Area

22' 2" x 10' 4" (6.76m x 3.15m)

Wood laminate flooring. Double glazed French doors with a Juliet balcony to the front. Radiator. Open plan through to the kitchen.

Kitchen

6' 10" x 6' 1" (2.08m x 1.85m)

Fitted in a range of matching base and eye level units providing ample storage space. Integrated appliances including an oven and hob. Single drainer sink unit. Space for a tall fridge/freezer. Wood laminate flooring.

Bedroom One

10' 8" x 10' 4" (3.25m x 3.15m)

Double glazed window to the front aspect. Built in wardrobes. Radiator.



Bathroom

White suite comprising a low level wc, wash basin and panelled bath with shower and glass screen..
Heated towel rail. Extractor fan. Tiled splash areas.

Outside

Allocated Parking Space

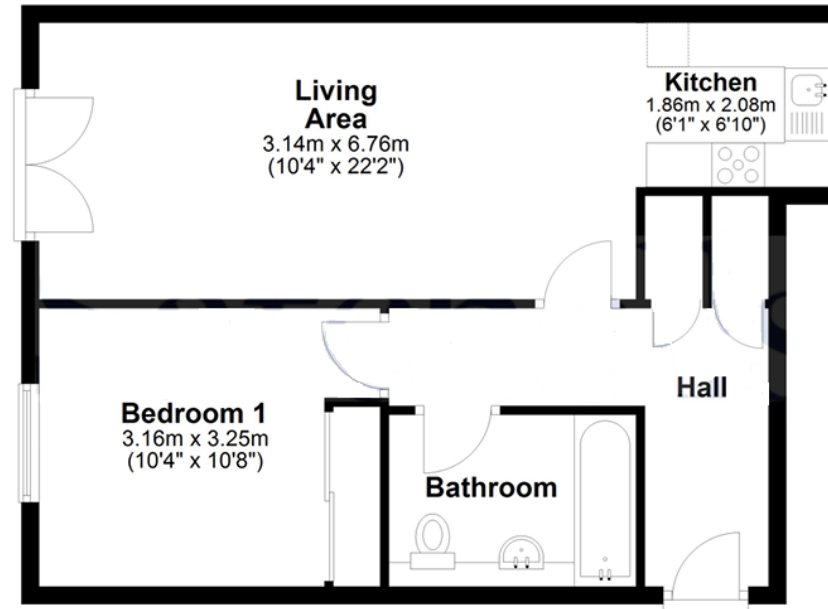
The property has one allocated parking space.

Agents Note

Leasehold - 106 years remaining.
Service Charge £584.10 pa
Ground Rent Approx. £300 pa
Buildings Insurance £180.18 pa
Council Tax Band B.



Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(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

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: simon.ellmers@country-properties.co.uk

www.country-properties.co.uk

country
properties