



38, Haysman Close

Letchworth Garden City,
Hertfordshire, SG6 1UB

£195,000

country
properties

Impressive two bedroom second floor apartment with spacious accommodation throughout. Located within walking distance of the Town Centre & Main Line Train Station with links to both London's King's Cross and Cambridge. There is a spacious Living Room with space for a table leading onto the separate modern kitchen with integrated oven and hob. Two bedrooms and a modern bathroom suite. The property is ideally suited for a First Time Buyer or an Investor looking to get into the market. Internal viewing comes highly recommended.

Ground Floor

Communal Entrance

Communal entrance via intercom. Stairs to all floors.

Second Floor

Entrance Hall

Doors to all rooms.

Living Room

14' 0" x 12' 9" (4.27m x 3.89m)

Double glazed window to the rear aspect. Electric heater. TV point. Cupboard housing water tank.

Kitchen

11' 6" x 6' 9" (3.51m x 2.06m)

Refitted in a range of matching units providing ample storage space. Integrated oven and hob with extractor over. Single drainer sink unit and plumbing for a washing machine. Breakfast bar. Double glazed window to the rear aspect.

Bedroom One

12' 0" x 10' 6" (3.66m x 3.20m)

Double glazed window to the front aspect. Electric heater.

Bedroom Two

10' 6" x 5' 4" (3.20m x 1.63m)

Double glazed window to the front aspect. Electric heater.

Bathroom

Modern suite with a low level wc, wash basin with cupboard under and a panelled bath with shower and mixer taps. Tiled walls and floor. Heated towel rail. Extractor fan.

Outside

Parking

There is ample communal parking at the front of the property.



Agents Notes

The owner has informed us of the following information:

Lease: 113 years remaining

Service charge: £127 per month

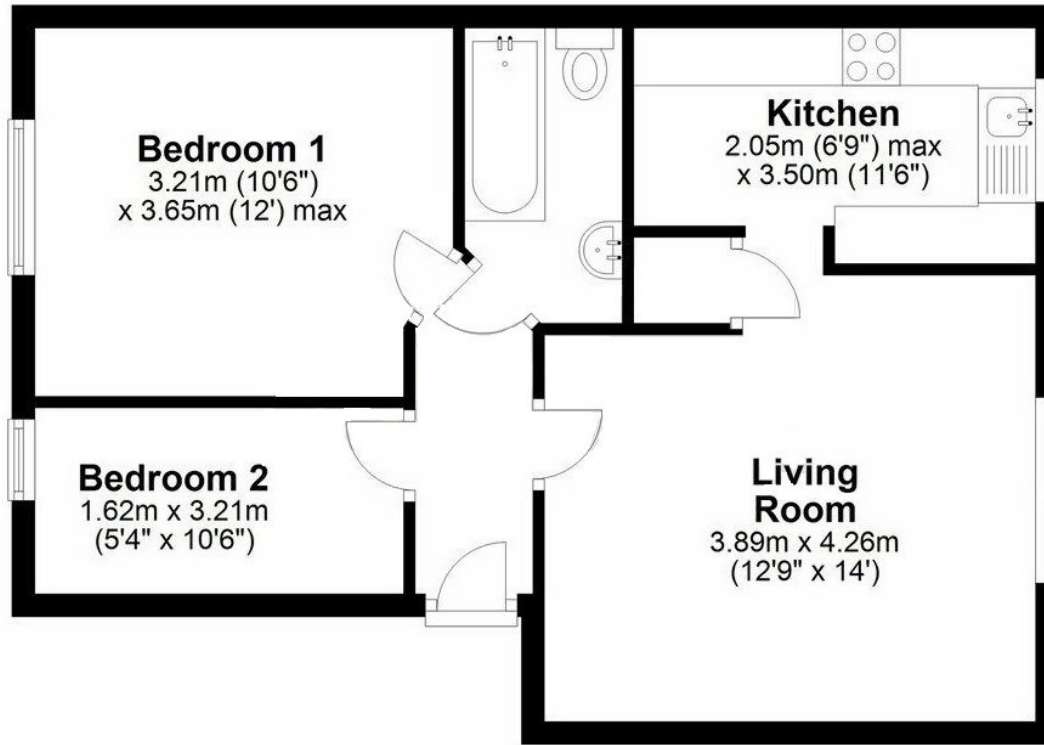
Ground Rent: £80 per year

Council tax band B



Second Floor

Approx. 46.4 sq. metres (499.0 sq. feet)



Total area: approx. 46.4 sq. metres (499.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(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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