



2 Marmet Avenue, Letchworth Garden City, Hertfordshire SG6 4QE

Offers in Excess of £140,000 - Leasehold



Property Summary

***CHAIN FREE** Wrights are delighted to bring to market a Recently Redecorated, Large Ground Floor Studio Apartment overlooking communal gardens located in a quiet cul-de-sac close to the Town Centre and Mainline Train Station. The property benefits from a Long Lease with approx. 118yrs remaining and is offered with vacant possession.

The property has a spacious feel throughout. The lounge/bedroom area has been recently redecorated with new carpets, the separate kitchen which has been recently refitted has matching base and wall units providing ample work surface space and storage while there is space and fittings for an electric oven, washing machine and fridge freezer. The bathroom consists of a side panelled bath with electric shower over, a pedestal hand wash basin and low level W/C.

Just an 8 minute walk to the Mainline Train Station and Town Centre which offers a wide range of shops, restaurants, cafe's and other services.

This property would be an ideal First Time Purchase or Investment.

Features

- CHAIN FREE
- RECENTLY REDECORATED
- LARGE STUDIO APARTMENT
- GROUND FLOOR
- OVERLOOKING GARDENS
- 118yrs REMAINING ON LEASE
- 0.4 MILES FROM STATION
- 0.4 MILES FROM TOWN CENTRE
- GREAT FIRST TIME BUY OR INVESTMENT
- POTENTIAL RENTAL INCOME = £800 TO £825pcm

Room Descriptions

ACCOMMODATION

LIVING AREA / BEDROOM

3.48m x 5.12m (11' 5" x 16' 10") A large living space benefitting from plenty of natural light via a UPVC window, overlooking the communal gardens, carpet flooring and doorway leading to;

KITCHEN

2.47m x 2.57m (8' 1" x 8' 5") RECENTLY RE-FITTED with matching base and wall units, new worktops, space and fittings for an electric oven, washing machine and fridge freezer. Additional store cupboard, new vinyl flooring and a UPVC window overlooking the communal gardens.

BATHROOM

1.43m x 2.32m (4' 8" x 7' 7") Three piece suite comprising of a side panelled bath with new electric shower, pedestal hand wash basin and low level W/C. Partially tiled with vinyl flooring.

PARKING

The property benefits from ample resident and visitor parking.

Property Details

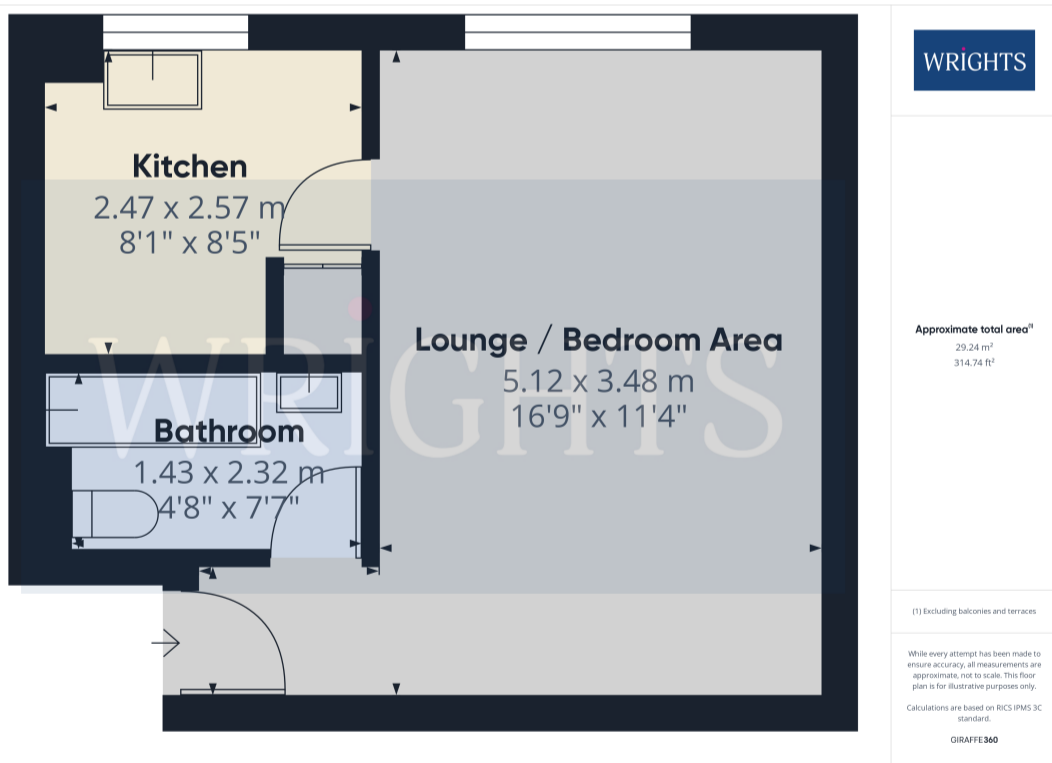
Council Tax Band - A

Length of Lease - 150yrs from June 1993 (118yrs remaining)

Ground Rent - £160.00 per annum

Service Charge - £897.00 per annum

(all information has been provided to us and should be verified by your legal representative).



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 75 | 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 | |