



**65 Marmet Avenue, Letchworth Garden City, Hertfordshire, SG6 4QF**  
**£140,000 Leasehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(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

## Description

Lane & Bennetts bring to the market this superb opportunity for a first time buyer or an investment purchase. This first floor studio apartment is situated in a sought after location, just a short walk to the station, town and amenities. An entrance hall with hanging space for cloaks welcomes you to the property. The apartment has a light and spacious living / dining / sleeping area with a door to a fitted kitchen with appliances. There is a convenient bathroom with shower over. Communal stairs lead to the property and externally there is ample resident and visitor parking.

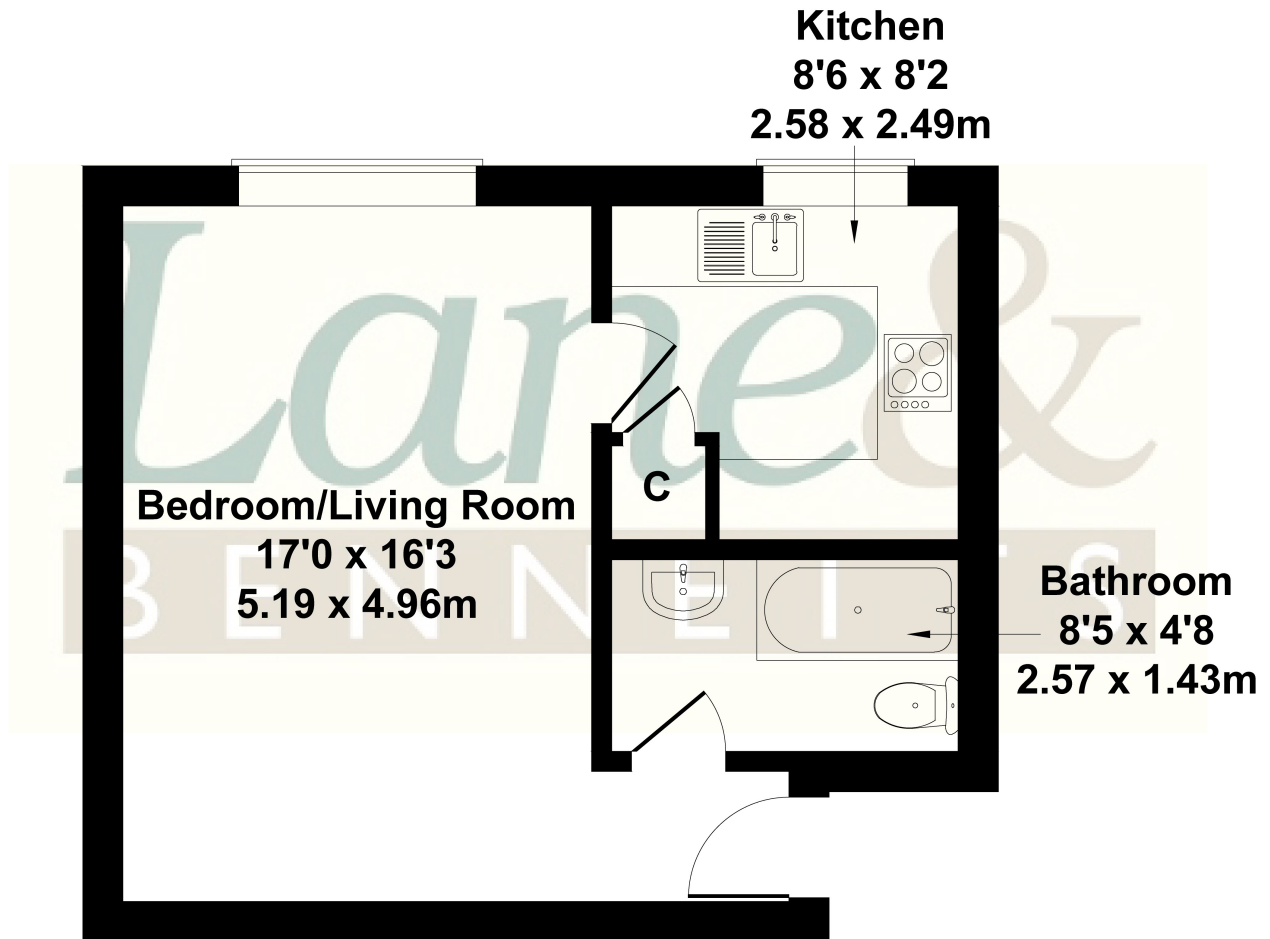
Council Tax Band: A | EPC: B | Tenure: LEASEHOLD 150 years from 1993

Maintenance: £75 per month | Ground Rent: £160 per annum (£80 paid twice yearly June & December)

# 65 Marmet Avenue

Approximate Gross Internal Area

334 sq ft - 31 sq m



Not to Scale. Produced by The Plan Portal 2023