



7 Marmet Avenue, Letchworth Garden City, Hertfordshire. SG6 4QE





1 Bedroom Apartment £180,000 Leasehold

This modern and very well presented first floor apartment is situated less than 0.5 miles from the town centre, amenities and the mainline train station making this perfectly suited for commuters, investors and first time buyers.

- Great first time purchase
- Investment opportunity
- First floor apartment
- Less than 0.5 miles from town centre
- Close to local amenities
- Very close to mainline station and town centre
- Modern and fully integrated kitchen
- Lease - 121 years
- Council tax band: A
- EPC rating C

**Internal
Lounge:**

10' 3" x 10' 5" (3.12m x 3.17m) Double glazed window to rear. Laminate flooring. Doors leading to bedroom and kitchen.

Kitchen:

5' 7" x 8' 8" (1.70m x 2.64m) Fully modernised with: Double glazed window to side. Wall and base units. Stainless steel sink. Breakfast bar. Integrated: Hob and extractor, oven, Dishwasher, fridge, freezer and Microwave. Tiled splashback. Laminate flooring. Pantry cupboard and storage.

Bedroom:

6' 8" x 10' 3" (2.03m x 3.12m) Double glazed windows to rear, Laminate flooring.

Bathroom:

Electric shower with full length screen door. Wash hand basin and Low level WC with vanity units. Electric towel rail. Extractor fan. Storage/utility cupboard.

**External
Parking:**

Ample communal parking

About the area:

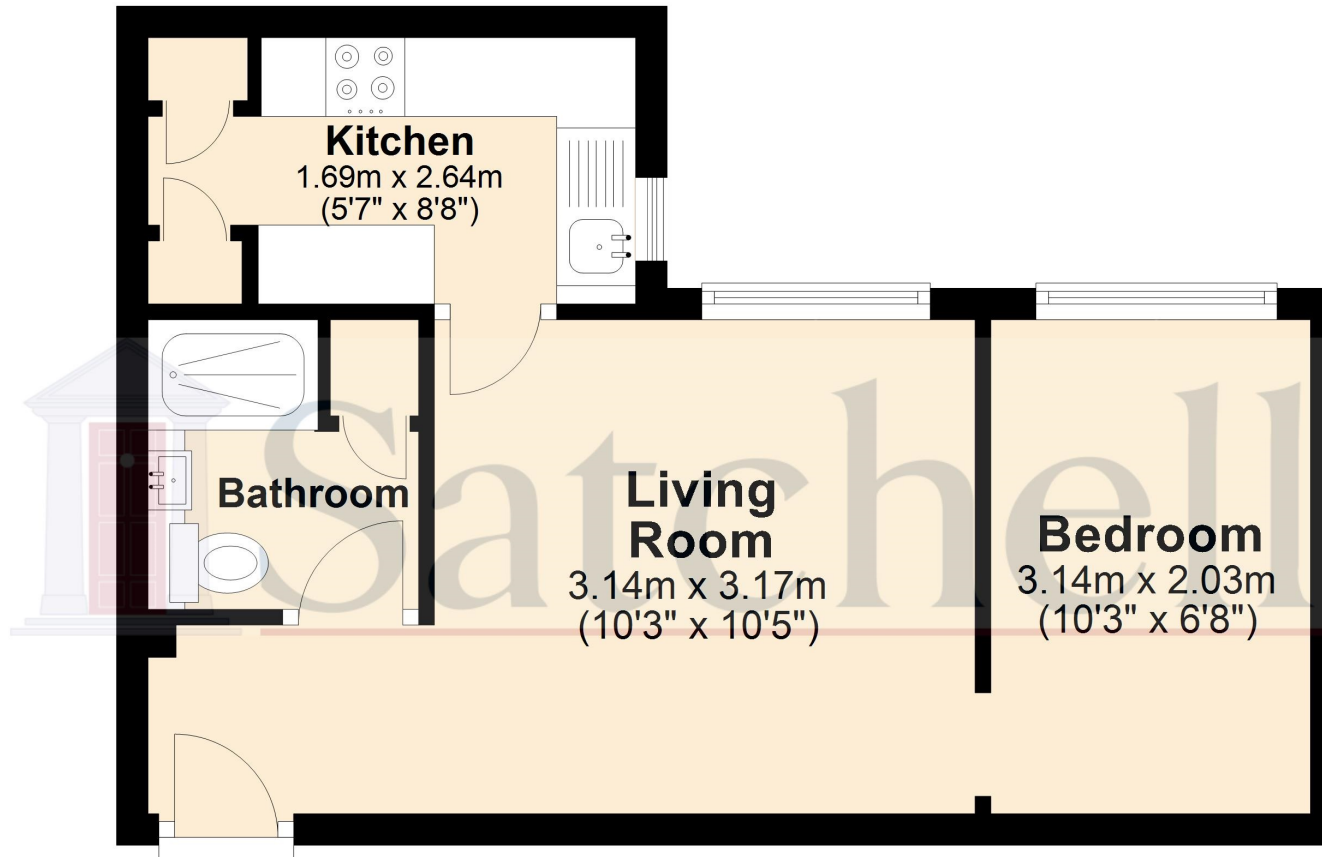
Letchworth is the world's first 'Garden City' combining the best elements of town and country living according to the vision of the town's founder Ebenezer Howard. The area offers plenty of outdoor options including the Garden City Greenway and Norton Common's 60 acres of grassland and woodland close to the town centre. Letchworth offers tree-lined avenues, wide walkways, relatively uncongested roads, and a wealth of shops, coffee houses, and restaurants. Letchworth train station offers a regular service to King's Cross. There are also rail services to Cambridge and the North via Peterborough. By road, Letchworth is just off the A1 Junctions 9 & 10 and approximately 22 minutes from Junction 23 of the M25. The M1 North can be accessed via the A507. Luton Airport is only around 12 miles away.



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



First 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.