



Marmet Avenue, Letchworth Garden City SG6 4QE





1 Bedroom Studio Flat

£140,000 Leasehold

Offered to the market CHAIN FREE, this well presented STUDIO apartment is located just on the outskirts of Letchworth's main town centre and is the perfect first time buy or investment. The property comprises of a living/bedroom space, kitchen and shower room. Its convenient location and communal parking further benefit the property.

- CHAIN FREE
- Parking to front
- Studio apartment
- Well presented
- Close to town and mainline station
- Perfect first time buy
- Investment opportunity
- First floor
- Leasehold
- EPC rating C. Council tax band A



First Floor

Bedroom/Living:

Abt. 11' 5" x 17' 10" (3.48m x 5.44m) Carpet. Electric radiator. Double glazed window to side aspect. Fitted pull down bed unit.

Kitchen:

Abt. 8' 5" x 8' 9" (2.57m x 2.67m) Laminate flooring. Double glazed window to side aspect. Worktops with a range of wall and base mounted units. Integrated dishwasher. Space for fridge/freezer, cooker and washing machine. Extractor.

Bathroom:

Abt. 8' 4" x 4' 7" (2.54m x 1.40m) Tiled floor. Tiled walls. Wash basin with vanity unit. Low level WC. Walk in shower with glass screen. Extractor.

Communal Grounds:

Well maintained lawns, trees and shrubs.

Parking:

Ample communal parking in car park to front of property.

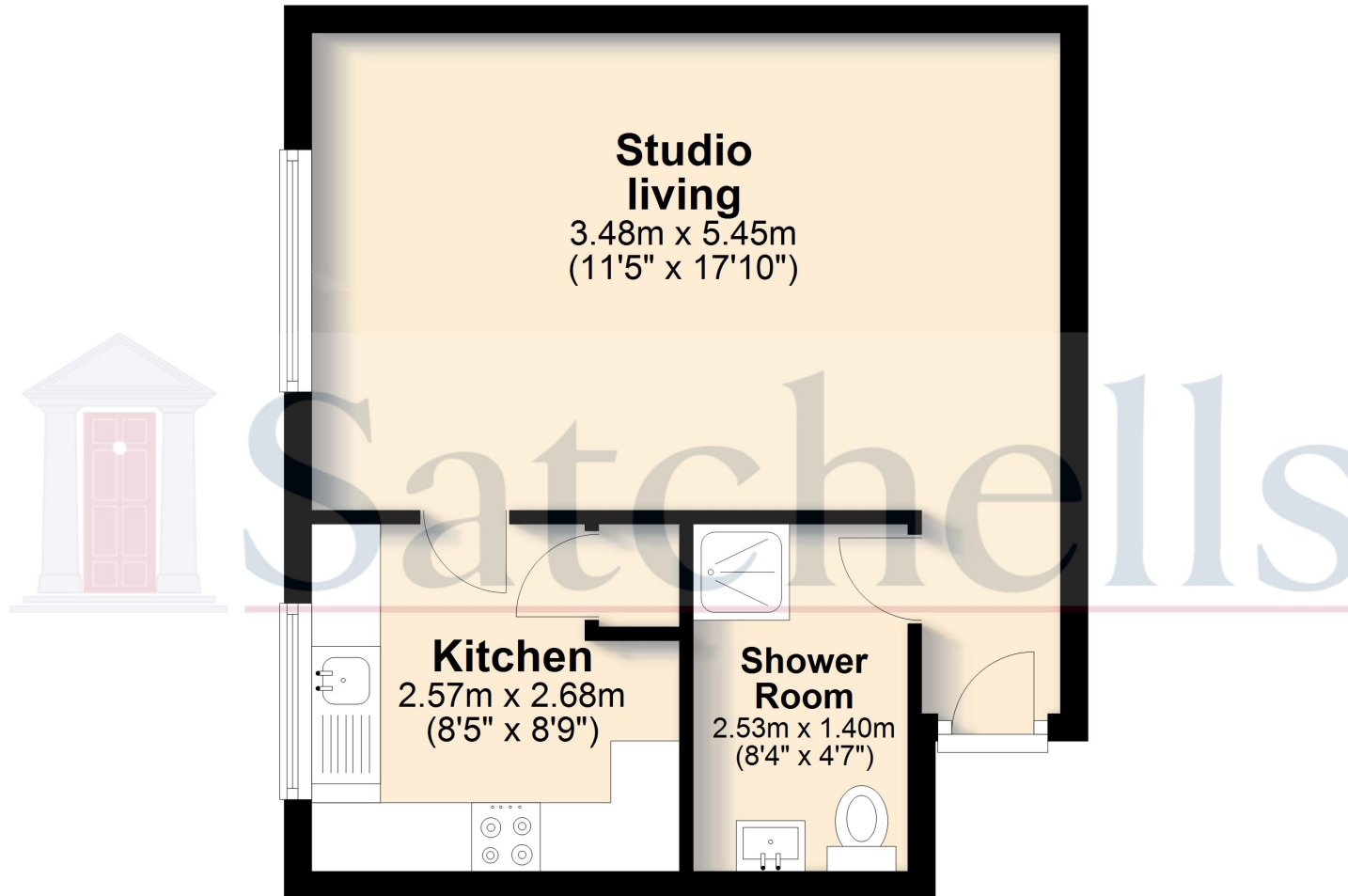
Agents Note:

Draft particulars yet to be approved by vendor and may be subject to change.



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.

Top 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.