



65 Marmet Avenue, Letchworth Garden City, Hertfordshire, SG6 4QF

£138,500

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.

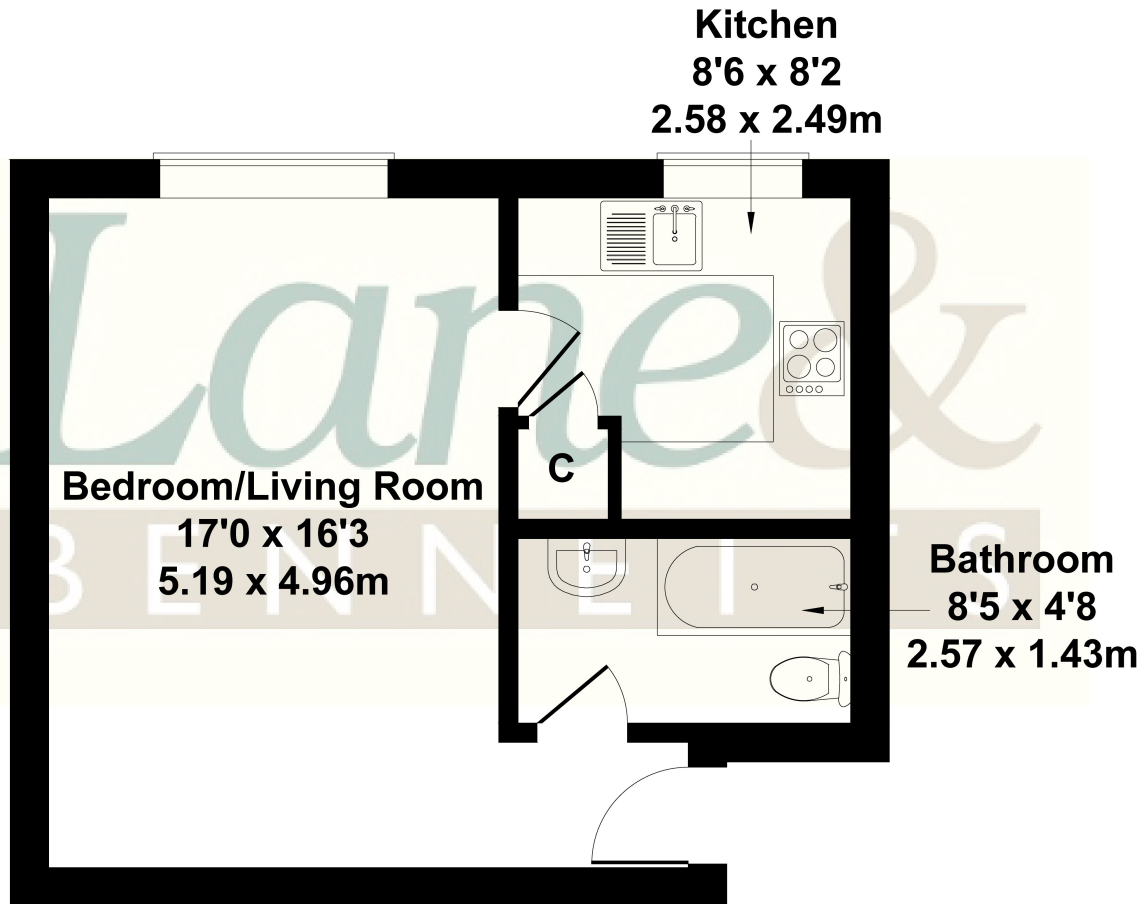
Council Tax Band: A | EPC: B | Tenure: LEASEHOLD 150 years from 1993



65 Marmet Avenue

Approximate Gross Internal Area
334 sq ft - 31 sq m

- STUDIO FLAT
- COUNCIL TAX BAND A
- 8 MINUTES WALK TO TOWN & STATION
- AMPLE OFF ROAD PARKING
- PERFECT FOR INVESTMENT OR FIRST TIME BUYER
- ESTIMATED RENTAL YIELD £8,400
- FITTED KITCHEN WITH APPLIANCES
- BATHROOM WITH SHOWER OVER



Not to Scale. Produced by The Plan Portal 2023
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