



1, Spencer Way

Letchworth Garden City,
Hertfordshire, SG6 4RS
£160,000

country
properties

Spacious ground floor two bedroom apartment situated on the popular Grange Estate and in need of modernisation and decoration throughout. Good size lounge/dining room. Kitchen with fitted units, three piece bathroom suite and two bedrooms. Outside there is an allocated parking space. Located within walking distance of local shops. Offered with vacant possession and no upper chain # Daylight viewings only #

Ground Floor

Communal Entrance

Secure intercom system.

Hallway

Sore cupboard and airing cupboard.

Lounge/Dining Room

15' 9" x 11' 5" (4.80m x 3.48m)

Windows to the rear and side. Electric heater.

Kitchen

11' 5" x 6' 6" (3.48m x 1.98m)

Fitted in a range of matching base and eye level units proving plenty of storage. Single drainer sink unit. Integrated oven and hob. Space for fridge/freezer and plumbing for a washing machine. Window to the side aspect.

Bedroom One

12' 7" x 10' 5" (3.84m x 3.17m)

Window to the side aspect. Electric heater.

Bedroom Two

12' 7" x 6' 5" (3.84m x 1.96m)

Window to the side aspect. Electric heater.

Bathroom

Comprising a low level wc, wash basin and panelled bath. Extractor fan.

Outside

Communal Area

Small garden area with pathway to secure entrance door. Allocated parking space.

Agents Note

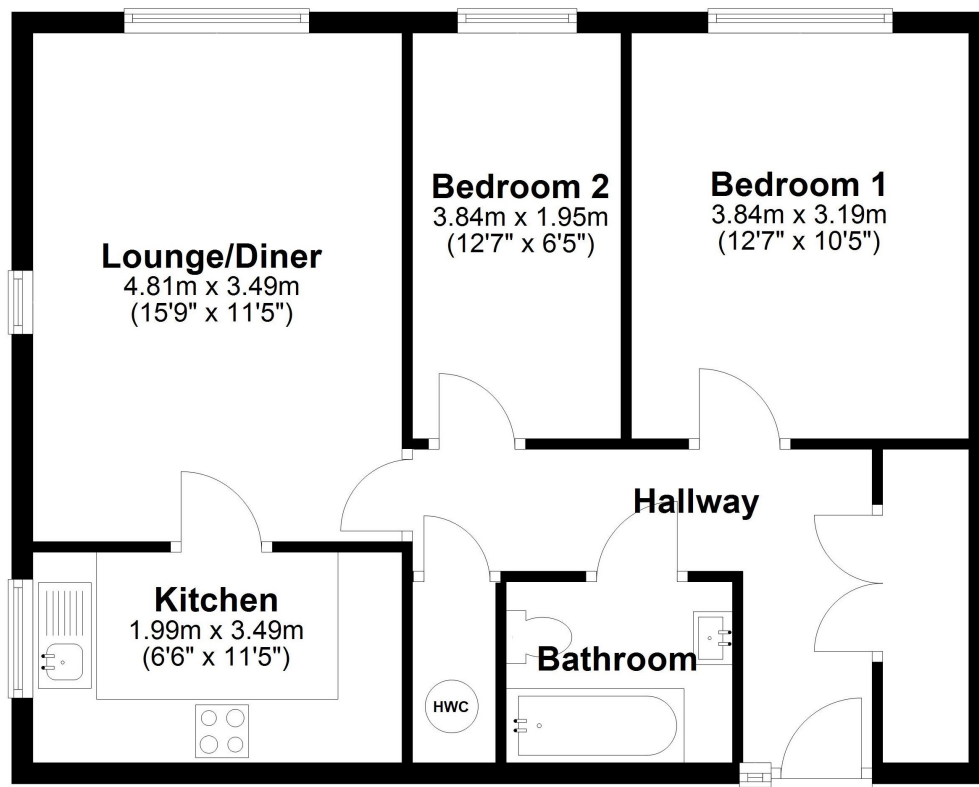
Leasehold: 78 years remaining.

Service Charge: TBC

Ground Rent: TBC







Ground Floor

Approx. 60.9 sq. metres (655.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	74
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	54
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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