



**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

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

- 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