



105, Wissen Drive

Letchworth Garden City,
Hertfordshire, SG6 1FT
£260,000

country
properties

Spacious 2 bedroom second floor apartment located within easy walking distance of the town centre & mainline railway station. Benefitting from modern open plan living with a spacious lounge with French doors and a Juliet balcony and a kitchen with integrated appliances. Main bedroom with an en-suite shower room, second good size bedroom and family bathroom. Gas to radiator central heating and double glazed windows. Allocated off road parking space. Internal viewing comes highly recommended.

Ground Floor

Communal Entrance

Communal entrance via intercom with stairs to all floors.

Second Floor

Entrance Hall

Double glazed window to the rear aspect. Airing cupboard housing the water tank. Separate store cupboard. Radiator. Access to the loft space.

Lounge

18' 10" x 11' 4" (5.74m x 3.45m)

Open plan lounge with double glazed French doors and Juliet balcony to the front. Tv and telephone points, Radiator. Open plan through to the kitchen area.

Kitchen Area

11' 4" x 8' 0" (3.45m x 2.44m)

Fitted in a range of matching base and eye level units providing ample storage space throughout. One and a half bowl sink unit. Integrated oven and hob with extractor over. Integrated fridge/freezer and washing machine. Wall mounted boiler. Radiator. Wood laminate flooring. Double glazed window to the front aspect.

Bedroom One

15' 3" x 10' 4" (4.65m x 3.15m)

Double glazed window to the rear aspect. Tv and telephone point. Radiator.

En-Suite Shower Room

Comprising a low level wc, wash basin and a large shower cubicle with glass screen. Heated towel rail. Extractor fan.

Bedroom Two

13' 11" x 10' 0" (4.24m x 3.05m)

Double glazed French doors with Juliet balcony to the front. Radiator.



Bathroom

Modern suite comprising a low level wc, wash basin and panelled bath with shower and glass screen. Tiled walls. Heated towel rail. Double glazed window to the rear aspect.

Outside

Communal Areas

There is a bin store to the front of the property and a bike shed at the back.

The property has an allocated parking space for one vehicle.

Agents Note

Leasehold 106 years remaining.

Service Charge TBA

Ground Rent TBA





Second Floor

Total area: approx. 64.0 sq. metres (688.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(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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