



95 Marmet Avenue, Letchworth Garden City, Hertfordshire. SG6 4QF







## 2 Bedroom Apartment £220,000 Leasehold

This well presented two bedroom apartment for sale within a desirable area of Letchworth. Offering off road communal parking and is chain-free. Perfect for first-time buyers or investors, it provides a great opportunity for easy living or rental potential. With close proximity to local amenities and transport links this property sits just on the outskirts of Letchworth Town Centre.



- Leasehold - 118 Years remaining!
- Two bedroom apartment
- Chain free
- Ample communal off-road parking
- Close proximity to Letchworth town centre and mainline station
- Well presented
- Well maintained communal grounds
- Perfect for first time buyers or investment
- EPC rating C. Council tax band B
- Ground rent £200 - Service charge £965

**Second Floor:****Entrance Hall:**

Wooden floor. Entry phone system. Access to both bedrooms, bathroom and living room.

**Living Room:**

Abt. 14' 0" x 13' 8" (4.27m x 4.17m) Wooden floor. Window to side aspect. Wall mounted electric heater. Access to kitchen.

**Kitchen:**

Abt. 7' 8" x 8' 9" (2.34m x 2.67m) Lino flooring. Window to side aspect. Worktops with a range of wall and base mounted units and integrated; Oven, electric hob, sink & drainer. Space for fridge freezer and washing machine.

**Bedroom One:**

Abt. 8' 11" x 10' 1" (2.72m x 3.07m) Carpet flooring. Window to side aspect. Wall mounted electric heater. Built-in storage.

**Bedroom Two:**

Abt. 6' 9" x 10' 3" (2.06m x 3.12m) Carpet flooring. Window to side aspect. Wall mounted electric heater. Built-in storage.

**Bathroom:**

Abt. 5' 5" x 7' 9" (1.65m x 2.36m) Lino floor. Part tiled walls. Suite comprising sink., WC and bath with mixer taps, Shower screen and wall mounted electric shower.

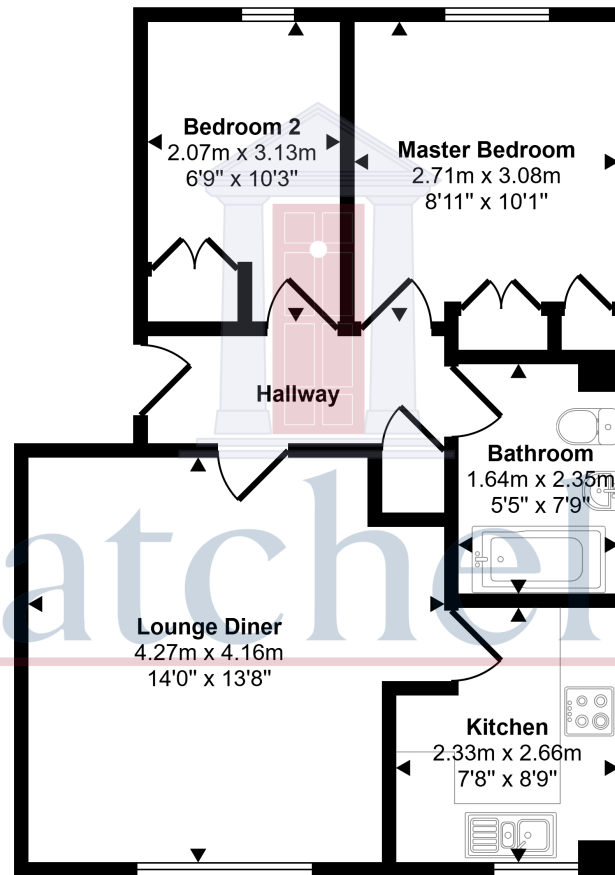
**Additional Information:****Agents Note:**

Draft details yet to be approved by the 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.

Approx Gross Internal Area  
48 sq m / 514 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.