



Marmet Avenue, Letchworth Garden City, Hertfordshire. SG6 4QE





1 Bedroom Apartment £190,000 Leasehold

A very well presented and re-decorated ONE bedroom top floor apartment for sale within a desirable area of Letchworth. Offering spacious accommodation and very well situated for commuters, this property sits just on the outskirts of Letchworth Town Centre. Offering off road communal parking, this property is a perfect first time buy or investment.

- CHAIN FREE
- Very close proximity to Letchworth town and mainline station
- Very well presented throughout
- Ample communal off-road parking
- Perfect first time buy or investment
- LEASEHOLD – 119 years remaining
- Great sized double bedroom
- Top floor ONE bedroom apartment
- Well maintained communal grounds
- EPC rating D. Council tax band A



Second Floor

Entrance Hall:

Laminate flooring. Storage cupboard. Intercom phone.

Living Room:

Abt. 14' 7" x 10' 2" (4.45m x 3.10m) Laminate flooring. Modern electric heater. Space for dining table. Window to side aspect.

Kitchen:

Abt. 10' 9" x 5' 9" (3.28m x 1.75m) Tiled floor. Window to side aspect. Fitted kitchen with a range of wall and base mounted units. Built in oven, hob and extractor. Plumbed appliances. Extractor fan.

Bedroom:

Abt. 12' 4" x 10' 10" (3.76m x 3.30m) Carpet. Two windows to side aspect. Recessed wall. Great size.

Bathroom:

Tiled floor. Tiled walls. Bath with wall mounted shower and glass screen. Wash basin. WC. Extractor. Mirrored wall mounted unit.

External Parking:

Ample off road communal parking.

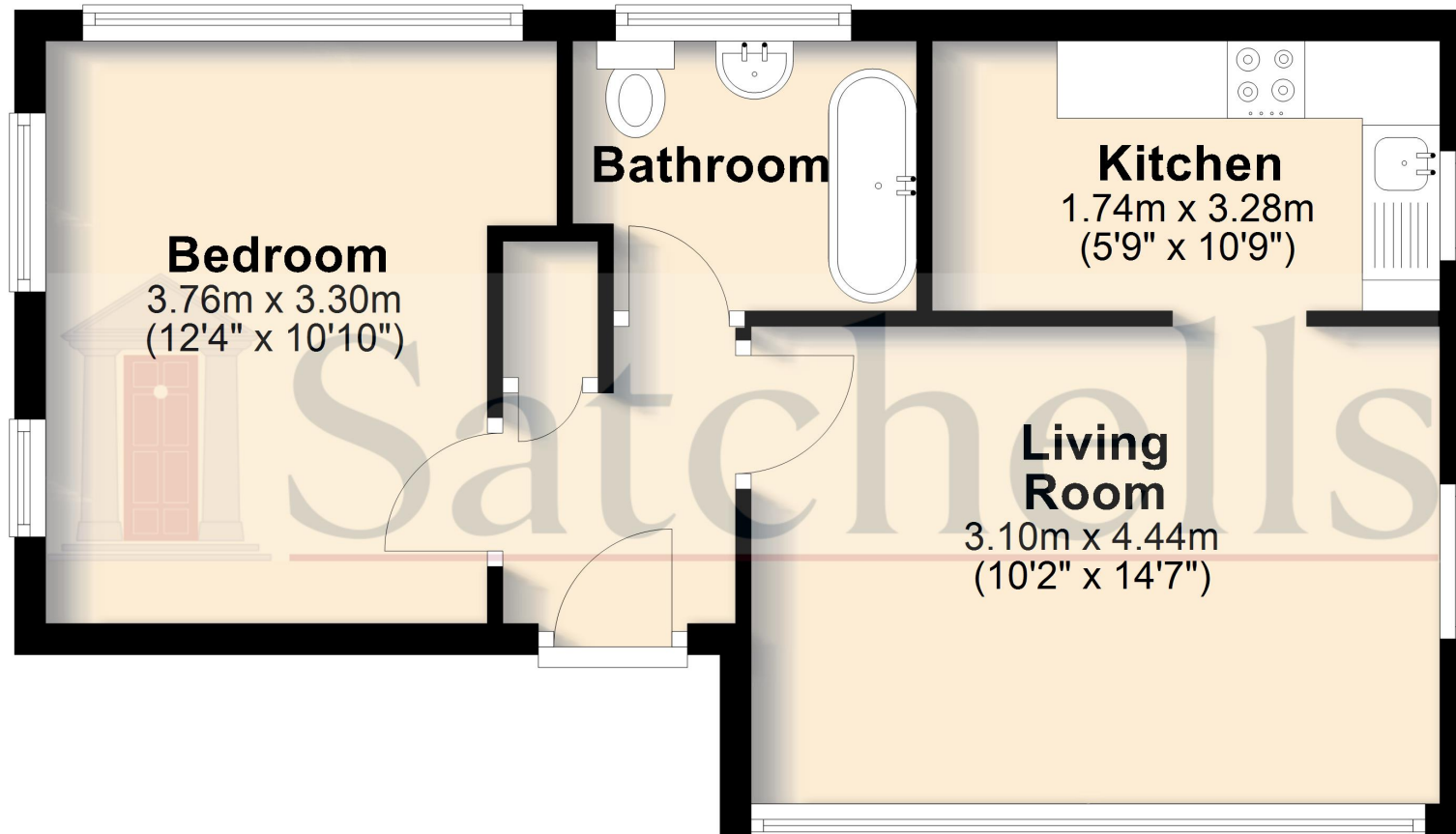
Agents Note:

Draft particulars 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.

Top Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.