



# 82, Chagny Close

Letchworth Garden City,  
Hertfordshire, SG6 4BY

£169,995

country  
properties

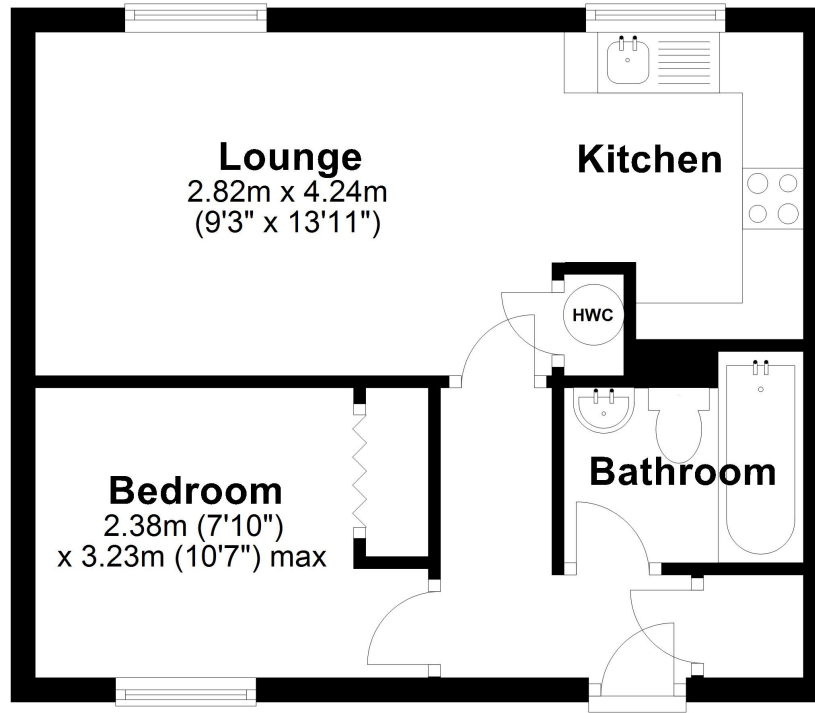
Lovely one bedroom ground floor apartment situated within walking distance to the town centre & station. Well presented throughout with a nicely refitted kitchen and bathroom. Double glazed and electric heating. Bedroom with built-in wardrobe. Security entry system. Allocated parking and communal gardens. Ideal first time or buy to let investment purchase.

The town is a prime example of the Garden City Movement, which aimed to create planned communities with green spaces, affordable housing, and a focus on community well-being. Letchworth was the prototype for this movement. Letchworth Garden City provides residents with cultural and recreational amenities, including parks, museums, and sports facilities. It has a strong educational infrastructure, with a range of primary and secondary schools, as well as further education institutions. Letchworth Garden City is well-connected to London, Cambridge and other nearby towns. It has a railway station and is accessible by major roads

- Well presented throughout
- Nicely refitted kitchen and bathroom
- Double glazed and electric heating
- Bedroom with built-in wardrobe
- Security entry system
- Allocated parking and communal gardens
- Leasehold - 190 year from 1989 with 156 remaining.
- Service Charge - £1,050 per annum.
- No Ground Rent.
- Council Tax band A







### Ground Floor

Approx. 33.4 sq. metres (360.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(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

Country Properties | 7, Howard Park Corner | SG6 1PQ  
 T: 01462 481100 | E: simon.ellmers@country-properties.co.uk  
 www.country-properties.co.uk

country  
properties