



# 27, Wissen Drive

Letchworth Garden City,  
Hertfordshire, SG6 1FT  
£200,000

WISSEN DRIVE

country  
properties



Spacious one bedroom ground floor apartment located within easy walking distance of the town centre and main line train station. Internal viewing comes highly recommended to fully appreciate this property. The property has a secure entry phone system via intercom. The flat itself has a spacious hallway, open plan lounge and kitchen area with integrated oven and hob. A double bedroom and modern bathroom suite. The property is also double glazed and has gas central heating with a new boiler. Outside there is an allocated parking space.

## Ground Floor

### Communal Entrance

Communal entrance with a secure entry phone system. Further door to the rear for residents.

### Entrance Hall

A spacious hallway with doors leading to all rooms. Large store cupboard with space and plumbing for a washing machine. Second store cupboard. Radiator.

### Open Plan Lounge & Kitchen.

28' 2" x 10' 5" (8.59m x 3.17m)

The lounge area has double glazed French doors overlooking the green area opposite. Two radiators. Tv and telephone points. The kitchen is fitted in a range of matching base and eye level units providing plenty of storage space. Integrated oven, hob with extractor over and fridge/freezer. Stainless steel sink unit. Concealed gas central heating boiler which is only a couple of months old.

### Bedroom

10' 6" x 10' 2" (3.20m x 3.10m)

Double glazed window to the front aspect. Telephone and TV point. Radiator.

### Bathroom

A modern bathroom suite comprising a low level wc, was basin and panelled bath with shower over and glass screen. Ceramic tiling and tiled floor. Wall mounted towel rail. Extractor fan.

### Outside

### Allocated Parking Space

The property has an allocated parking space at the side.



## Agents Note

The owner has informed us of the following information:

Leasehold: 125 years from January 2008  
(108 years remaining)

Service Charge: £709.78 per year

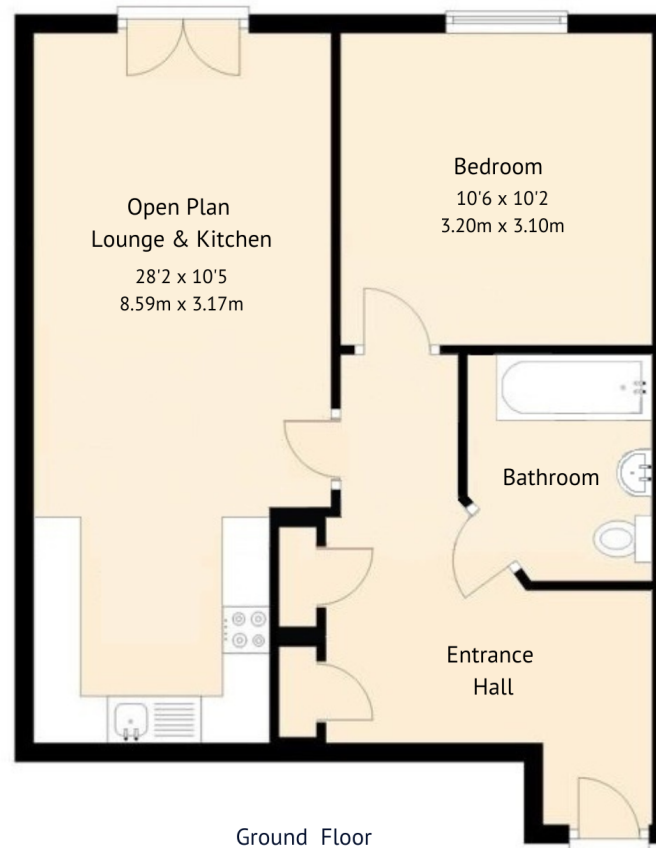
Ground Rent: £224.11 per year

Buildings Insurance: £180.46 per year.

Council Tax Band B - £1,708 per year







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	79
(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

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: [simon.ellmers@country-properties.co.uk](mailto:simon.ellmers@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties