



Marmet Avenue, Letchworth Garden City SG6 4QE





1 Bedroom Studio Flat

£135,000 Leasehold

Offered to the market CHAIN FREE, this well presented STUDIO apartment is located just on the outskirts of Letchworth's main town centre and is the perfect first time buy or investment. The property comprises of a living/bedroom space, kitchen and shower room. Its convenient location and communal parking further benefit the property.

- CHAIN FREE
- Parking to front
- Studio apartment
- Well presented
- Close to town and mainline station
- Perfect first time buy
- Investment opportunity
- First floor
- Leasehold
- EPC rating C. Council tax band A



First Floor Bedroom/Living:

Abt. 11' 5" x 17' 10" (3.48m x 5.44m) Carpet. Electric radiator. Double glazed window to side aspect. Fitted pull down bed unit.

Kitchen:

Abt. 8' 5" x 8' 9" (2.57m x 2.67m) Laminate flooring. Double glazed window to side aspect. Worktops with a range of wall and base mounted units. Integrated dishwasher. Space for fridge/freezer, cooker and washing machine. Extractor.

Bathroom:

Abt. 8' 4" x 4' 7" (2.54m x 1.40m) Tiled floor. Tiled walls. Wash basin with vanity unit. Low level WC. Walk in shower with glass screen. Extractor.



Communal Grounds:

Well maintained lawns, trees and shrubs.

Parking:

Ample communal parking in car park to front of property.

Additional Information

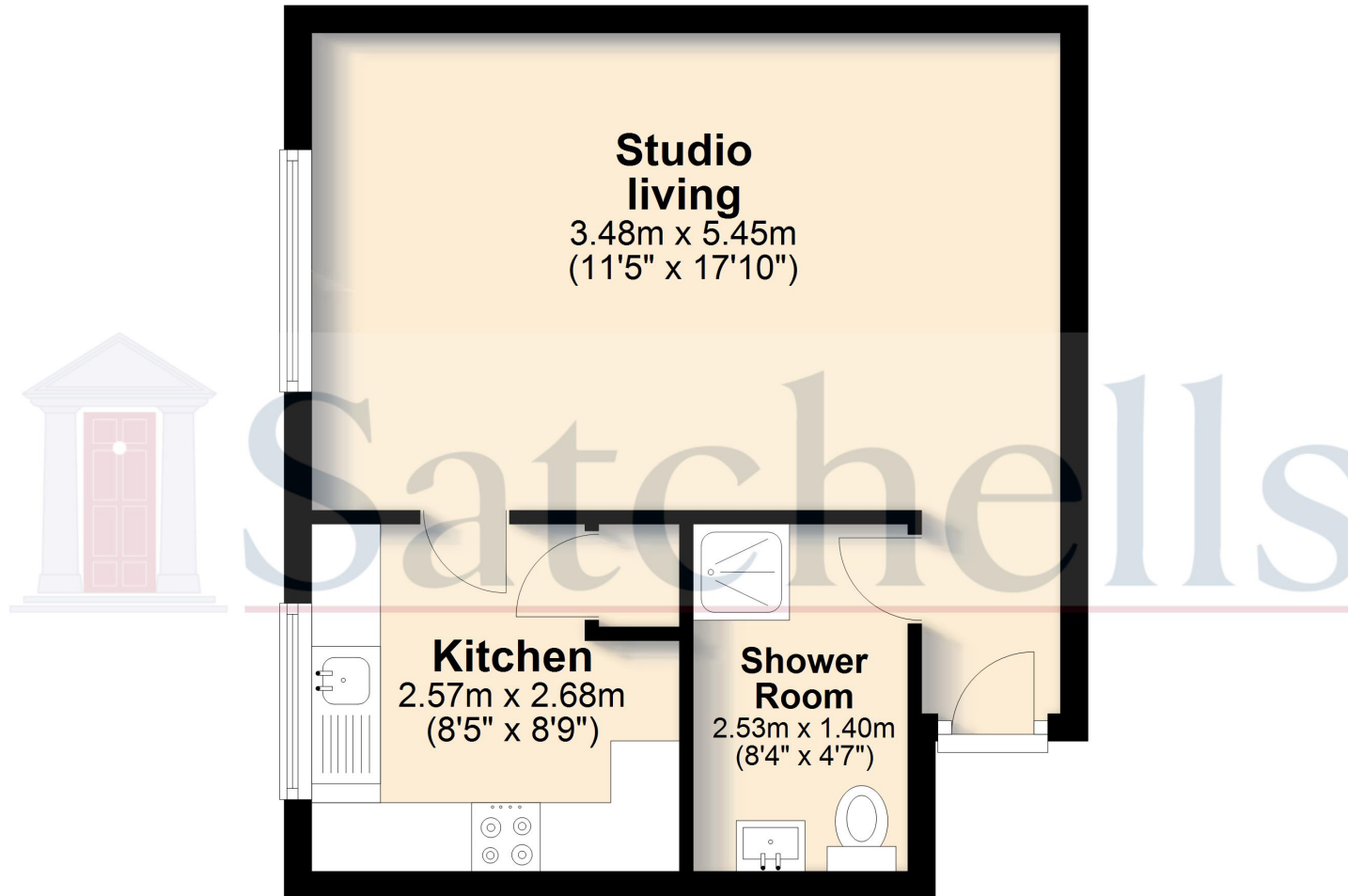
Agents Note:

Draft particulars yet to be approved by vendor and may be subject to change.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

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.