



75, Marmet Avenue

, Letchworth Garden City,
Hertfordshire, SG6 4QF

£215,000

country
properties

A spacious two bedroom ground floor apartment within easy walking distance of the town centre and train station. The property is offered with vacant possession and no upper chain.

The property has a spacious lounge/dining room, fitted kitchen, two decent bedrooms and a modern bathroom suite. The property also benefits from replacement double glazed windows and electric heating. The town centre and main line railway station are within easy walking distance of the property.

Internal viewing comes highly recommended to fully appreciate this home.

Ground Floor

Entrance Hall

Secure communal entrance via intercom.

Hallway

Doors leading to all the rooms.

Living Room

16' 2" x 10' 3" (4.93m x 3.12m)

Double glazed window to the front aspect. Electric heater. Tv point.

Kitchen

10' 10" x 7' 9" (3.30m x 2.36m)

Fitted in a range of matching base and eye level units providing ample storage space. Single drainer sink unit.. Plumbing for a washing machine and space for fridge and cooker. Double glazed window to the rear aspect. Airing cupboard.

Bedroom One

12' 4" x 8' 11" (3.76m x 2.72m)

Double glazed window to the front aspect.. Electric heater.



Bedroom Two

12' 4" x 6' 7" (3.76m x 2.01m)

Double glazed window to the front aspect. Electric heater.

Bathroom

7' 9" x 5' 6" (2.36m x 1.68m)

White suite comprising panel bath with shower above, pedestal wash hand basin and wc. Tiled splash areas. Double glazed window to rear aspect. Wood laminate floor. Extractor fan.

Outside

Gardens

Communal garden and ample parking to the front and side. Bin storage cupboard.

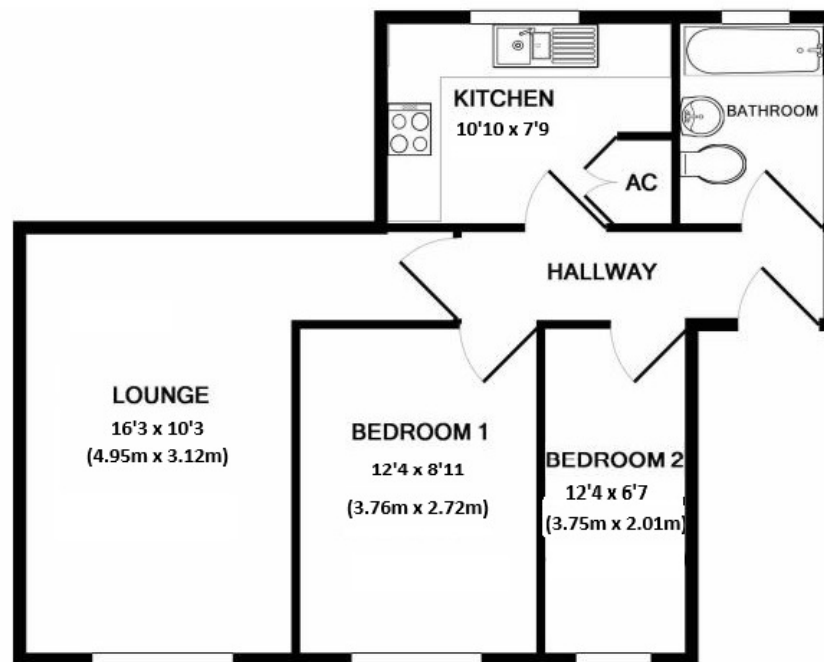
Agents Note

Leasehold 117 years remaining.

Service Charge £1,065 pa

Council Tax Band B.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	70
(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

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