



88, Chagny Close

Letchworth Garden City,
Hertfordshire, SG6 4BY

£155,000

country
properties

Lovely one bedroom first floor apartment situated within walking distance to the town centre & station. Well presented throughout. Electric heating. Bedroom with built-in wardrobe. Security entry system and allocated parking and communal gardens. Leasehold - 154 year lease with zero ground rent. Service charge: £1,060 per annum, council tax band A. Ideal first time or buy to let investment purchase. No above chain. Contact us today to arrange your viewing appointment!

Ground Floor.

Communal Entrance

Secure entrance door with stairs to all floors. Rear door to gardens.

First Floor

Entrance Hall

Wooden door to front. Large storage cupboard with shelf. Security entry phone. Door to:

Open plan Kitchen/Living Room

20' 6" x 9' 3" (6.25m x 2.82m)

Two windows to side. Electric heater. Cupboard housing hot water tank. Kitchen fitted with cupboards to base and eye level and contrasting work surfaces. Electric cooker and fridge. Plumbing for a washing machine. Single drainer sink unit. Ceramic tiling to splash back areas.

Bedroom

10' 7" x 7' 9" (3.23m x 2.36m)

Window to side. Built-in wardrobe. Electric heater.



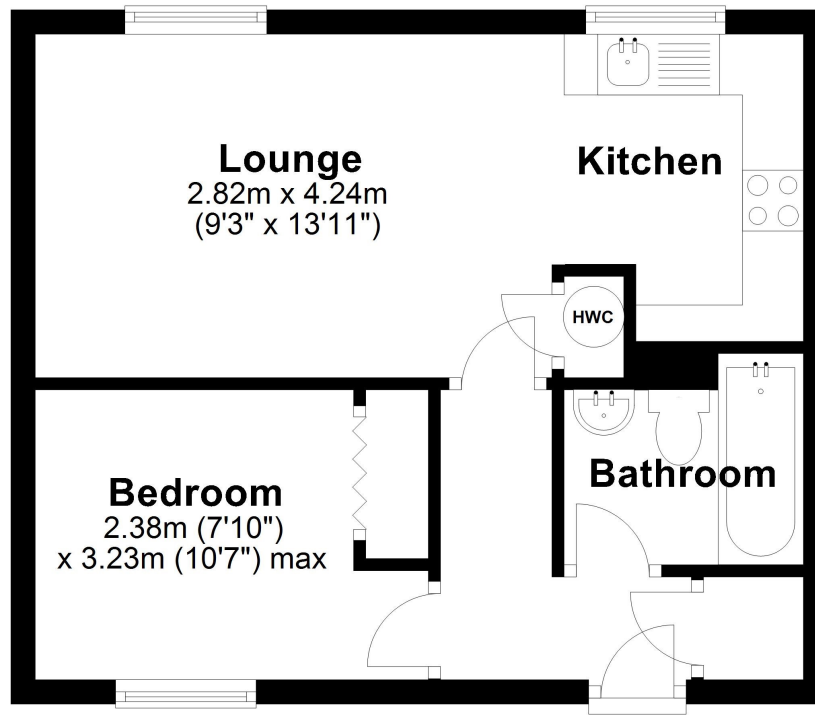
Bathroom

Three piece suite comprising panel bath with electric shower over. Pedestal wash hand basin with mixer tap. Low level wc with dual flush. Ceramic tiling with attractive border to splash back areas. Small wall mounted electric heater.

Outside

Gardens to front and rear. Bin store. Off road parking.





Ground Floor

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(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

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