

105, Marmet Avenue

Letchworth Garden City,
Hertfordshire, SG6 4QF
£175,000

country properties

Impressive one bedroom first floor apartment, freshly decorated and presented to a very high standard, this property offers an excellent opportunity for both first-time buyers and investors alike. Offered with vacant possession and no upper chain, it is ready for immediate occupation or rental potential. With a leasehold tenure boasting 116 years remaining and falling under Council Tax Band A, this delightful home combines convenience and value in one appealing package. Internal viewing comes recommended to fully appreciate all that this charming apartment has to offer.

Ground Floor

Communal Entrance

Via secure intercom. Stairs to the first floor.

Second Floor

Entrance Hall

Doors leading to all rooms.

Lounge

13' 11" x 10' 3" (4.24m x 3.12m)
Double glazed window to the rear aspect. Electric heater. Airing cupboard.

Kitchen

10' 5" x 5' 11" (3.17m x 1.80m)
Fitted in a range of matching base and eye level units. Single drainer sink unit. Washing machine. Integrated oven and hob. Space for fridge. Double glazed window to the rear aspect.

Bedroom One

10' 6" x 9' 11" (3.20m x 3.02m)
Two double glazed windows to the rear aspect.







Bathroom

Modern suite comprising a low level wc, wash basin and panelled bath with shower over. Extractor fan.

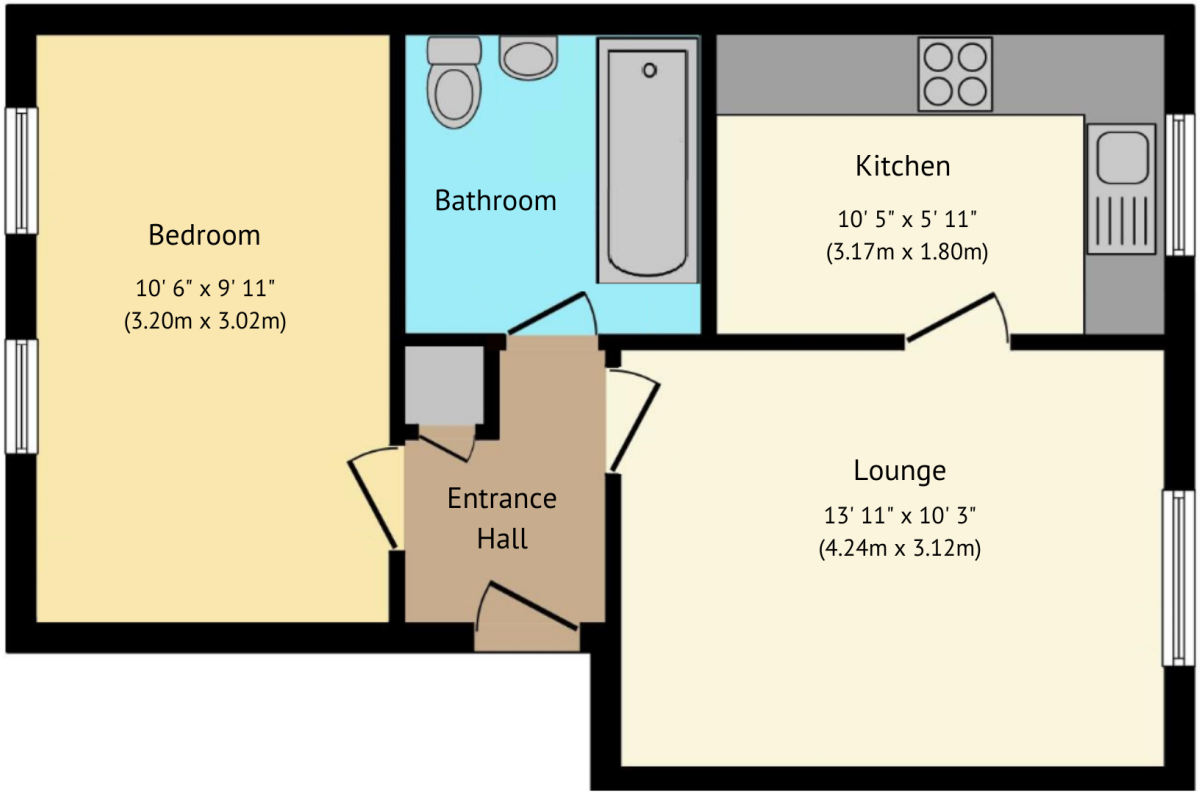
Agents Note

Leasehold - 116 years remaining.
Service Charge £1,066pa
Ground Rent £180pa
Buildings Insurance £324pa
Water Rates £166pa
Council Tax Band A

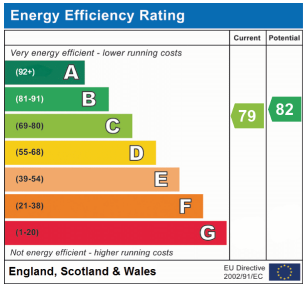








First Floor



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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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