

2, Marmet Avenue

Letchworth Garden City, Hertfordshire, SG6 4QE

£950 pcm

country properties

Tenancy fees do not apply unless you are a registered company. We require a holding deposit equivalent to 1 weeks agreed rent to reserve the property. On successful passing of credit checks 1 month's rent (less holding deposit) and a damages deposit equivalent to 5 weeks agreed rent is required. Monthly rent will be payable per calendar month in advance. Please see website for full tenancy information.

Well presented ground floor studio flat overlooking communal gardens and located in a quiet cul-de-sac close to the town centre and mainline train station. Spacious living area, separate kitchen with modern units and appliances. Electric heating and double glazed windows. Ample off road parking. Unfurnished and available December subject to references. Contact us TODAY to arrange your viewing.

Ground Floor

Communal Entrance

Via intercom entry phone. Post boxes. Stairs to first floor. Doors to:

Entrance

Hard wood front door. Intercom entry phone. Fuse board. Door to bathroom. Open with:

Living Area

11' 5" x 16' 10" (3.48m x 5.13m)
Spacious room benefitting from plenty of natural light via the UPVC window, overlooking the communal gardens. Electric heater. Carpet flooring and door leading to:

Kitchen

8' 1" x 8' 5" (2.46m x 2.57m)
Refitted with matching base and wall units. Contrasting worktops with stainless steel sink unit. Electric oven, fridge and washing machine to be fitted prior to the tenancy. Cupboard housing hot water tank. Vinyl flooring. Extractor fan. UPVC window overlooking the communal gardens.

Bathroom

4' 8" x 7' 7" (1.42m x 2.31m)
White three piece suite comprising of a side panelled bath with electric shower over. Pedestal hand wash basin and low level W/C. Tiling to splash back areas. Extractor fan. Vinyl flooring.

Outside

Communal Area

Ample resident and visitor parking on a first come first served basis. Communal lawned area. Bin store.



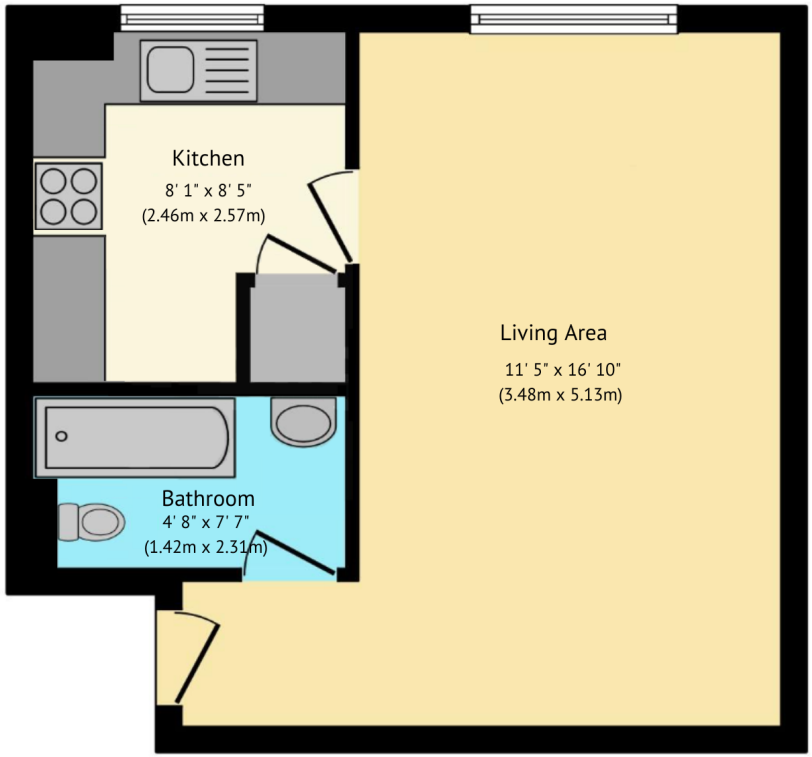






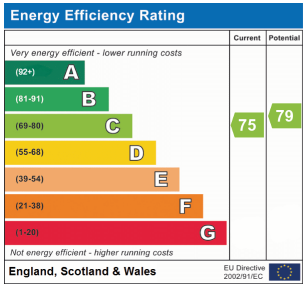






Ground Floor

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).



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 | 30, Broadway | SG6 3BX
T: 01462 481100 | E: simon.ellmers@country-properties.co.uk
www.country-properties.co.uk

country properties