



101 Marmet Avenue

Letchworth Garden City, SG6 4QF

Guide Price £120,000



1 Bedrooms



1 Bathrooms



1 Reception Rooms



EPC Rating Band C

A second Floor studio apartment with a separate bedroom area and within walking distance of the High Street and railway station.

The accommodation comprises entrance opening into sitting area which has a door to a separate kitchen with store room, the sitting area has an opening into a separate bedroom area. There is also a bathroom. The outside of the apartment block has a shared car park and communal gardens. (EPC Rating C, North Hertfordshire Council, Tax Band A)

(Lease Details 150 Years from 24/06/1993, Ground rent £80pa, Service charge £1014 pa)

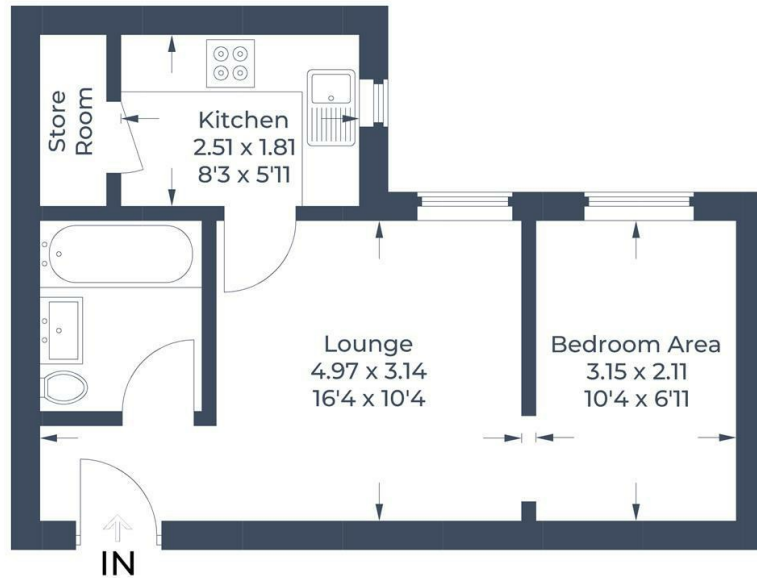
Please Note – the details provided relating to the lease including have been supplied by the vendor therefore, Chancellors take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease. Agent Note - Probate is awaited, see agent for details.

- Second floor studio apartment
- Close to Letchworth Railway Station
- Sitting room with separate bedroom area
 - Kitchen
 - Bathroom
- Communal gardens and parking
- Chain Free





Approximate Gross Internal Area = 29.7 sq m / 320 sq ft



Second Floor

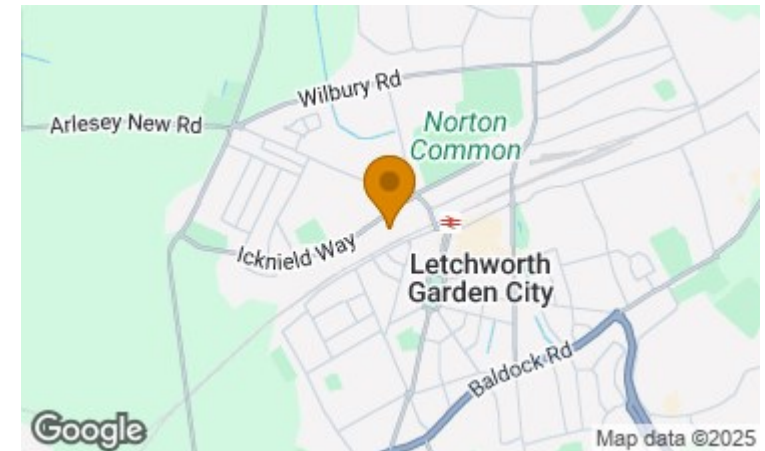
Illustration for identification purposes only,
measurements are approximate, not to scale.
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Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.

Additional/Material Information

- Local Authority is North Hertfordshire
- Council tax Band
- Tenure – Leasehold
- Mains Water, Electricity



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	