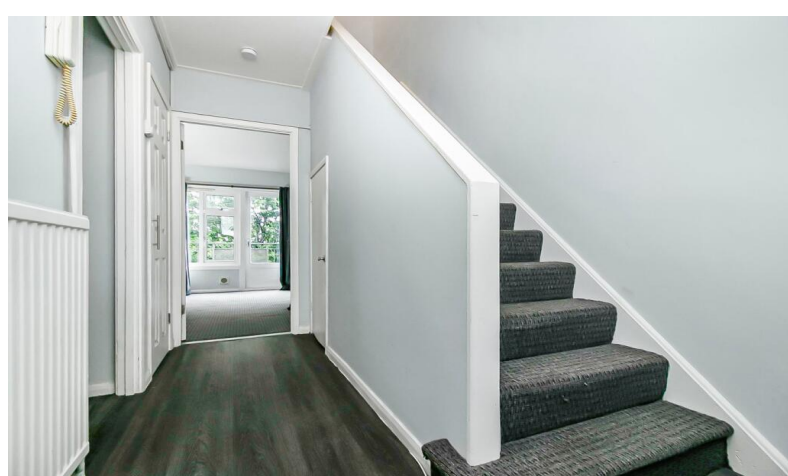




Western Way
Hertfordshire,
SG6 4SX

Offers in Excess of £
170,000.00

Western Way - Hertfordshire,

Bettermove are proud to present this 2 bedroom flat in Letchworth Garden City. Available with no forward chain.

This property benefits from double glazing, and gas central heating throughout.

The council tax band is B.

This is a leasehold property. The ground rent is £10pa and the service charge is £188 per quarter.

The interior of this beautifully presented property comprises a spacious living /dining area, storage cupboard and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms, storage cupboard and the family bathroom. The exterior boasts a private rear balcony, perfect for enjoying the summer months.

Located in the popular town of Letchworth Garden City, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Letchworth Garden City train station (1.6 miles), variety of bus routes and the A1(M).

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS

2

BATHROOMS

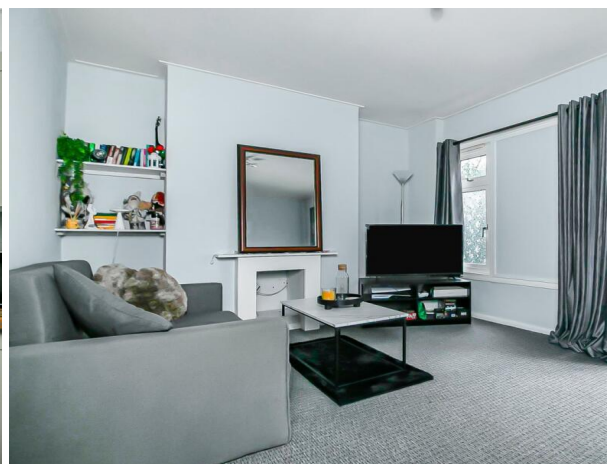
1

RECEPTIONS

0

TENURE

Leasehold

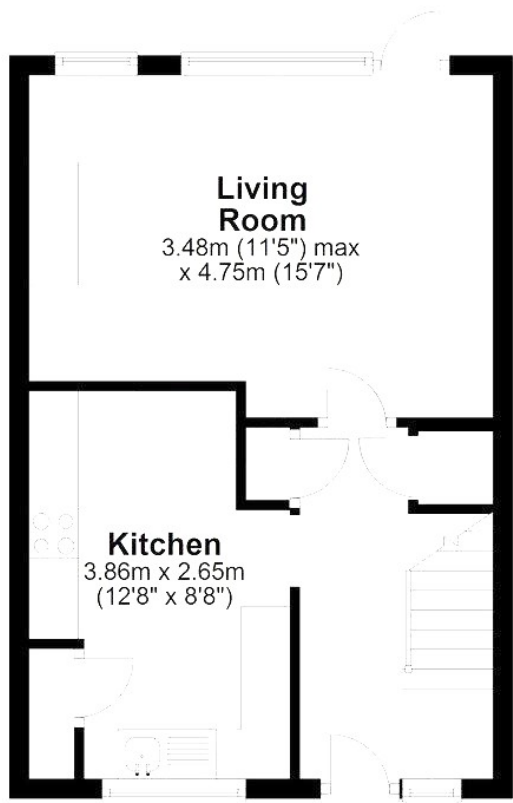




Floor Plan

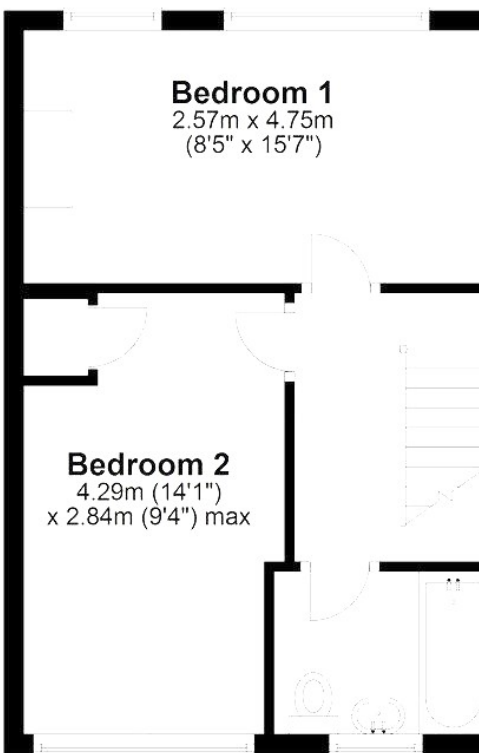
Ground Floor

Approx. 32.6 sq. metres (351.1 sq. feet)



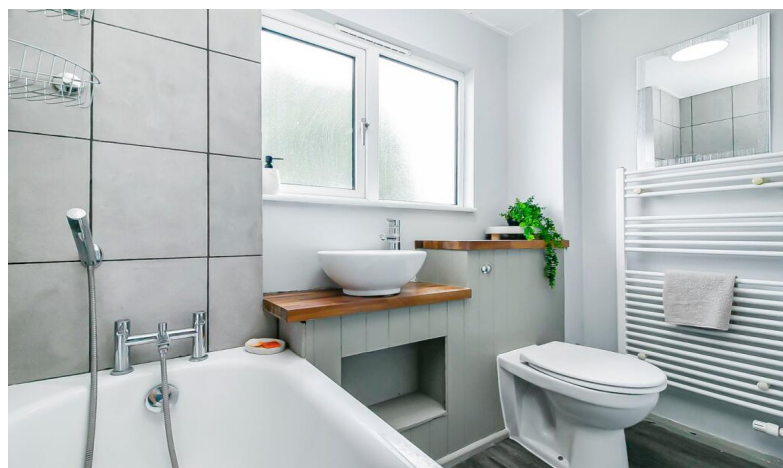
First Floor

Approx. 34.4 sq. metres (370.5 sq. feet)



Total area: approx. 67.0 sq. metres (721.7 sq. feet)

Energy Efficiency Rating			Environmental Impact Rating		
	Current	Potential		Current	Potential
(92 to 100) A			(92 to 100) A		
(81 to 91) B			(81 to 91) B		
(69 to 80) C	71	71	(69 to 80) C	71	71
(55 to 68) D			(55 to 68) D		
(39 to 54) E			(39 to 54) E		
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		



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