





Western Way
Letchworth Garden City
SG6 4SE

Offers in Excess of £
225,000.00

bettermove

Western Way - Letchworth Garden City

Bettermove are proud to present this 3 bedroom Maisonette in Letchworth Garden City.

The property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is B.

This is a leasehold property with 88 years remaining on the lease; the ground rent is £10.00 per annum, and the service charge is £96.00 per month.

The interior of this beautifully presented property comprises a spacious living room, and a fitted kitchen on the ground floor. The first floor consists of two double bedrooms, a versatile third bedroom, currently used as a study, and the family bathroom. The exterior boasts a private rear garden, 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, a variety of bus routes, and quick access to A1.

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

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
3	1	1	Leasehold

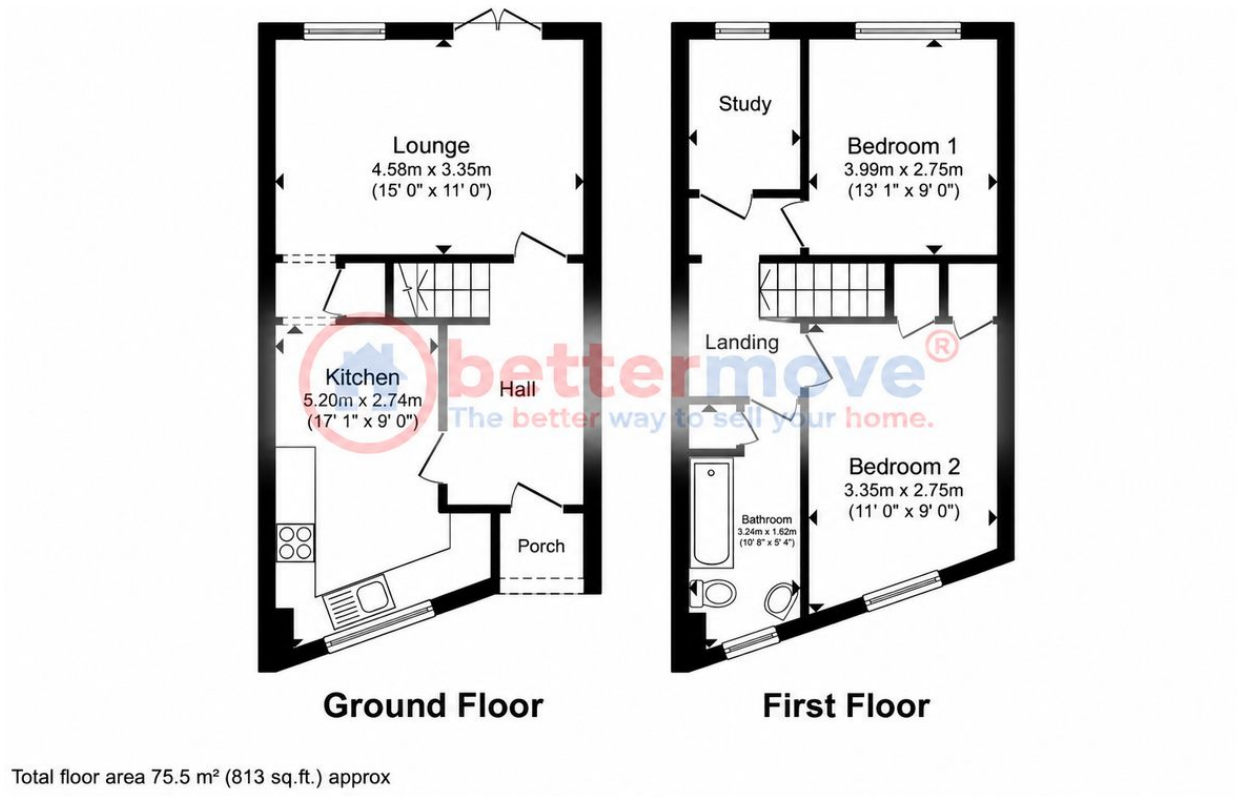








Floor Plan



Total floor area 75.5 m² (813 sq.ft.) approx

Energy Efficiency Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	75	75
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	74	74
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		







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