



Pascal Way
Letchworth Garden City | SG6 1DL

AGENT HYBRID

£140,000



Agent Hybrid welcomes to the market, a CHAIN FREE, well presented, Ground Floor Studio Flat situated just 0.8 of a mile walking distance to Letchworth Garden City train station. The property has lots of storage space aswell as a good sized, Lounge/Bedroom area, a Modern Fitted Kitchen and a Modern Bathroom. Externally you will find an allocated parking space and visitor parking.

N.B.

Owner advises that there is approx. 112 years remaining on the lease. TBC fully.
Owner advises that the service charge is approx. £750.00 - £800.00 per annum. TBC fully.

DIMESNIIONS

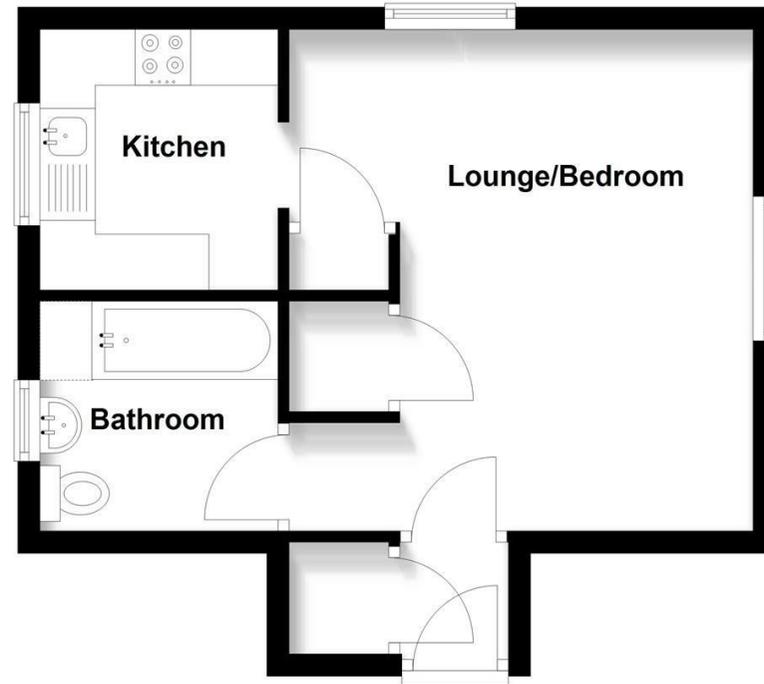
- Entrance Lobby
- Lounge/Bedroom Area 14'9 x 13'9 (max to max)
- Kitchen 7'8 x 7'1
- Bathroom 7'1 x 6'7

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		

Ground Floor

Approx. 31.1 sq. metres (334.4 sq. feet)



Total area: approx. 31.1 sq. metres (334.4 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposed and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Agent Hybrid

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