



2 bed maisonette to buy in SG6

Lawrence Avenue, Letchworth Garden
City, Hertfordshire, SG6 2EX

£110,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Off Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Two bedrooms
- ✓ Parking
- ✓ No service charges
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ Mobile signal: **Good**

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This two bed, detached, ground floor maisonette comes with parking for one car and a garden. This property is ideally located in a much sought after area. No service charges. 31 years left on lease.

Letchworth Garden City is home to the UK`s First Roundabout and is the original Garden City` offering residents the best of town and country living. The Town Centre is easily accessible boasting a wide variety of civic and recreational amenities, along with a good range of shopping facilities. There is excellent local schooling, and for commuters there is a mainline train station which connects to London Kings Cross, and excellent links to major roads particularly the A1M.

All information provided is given by the vendor.

Lounge - 13'6" (4.11m) x 11'2" (3.4m)

Double glazed window to front aspect. Radiator.

Kitchen - 10'11" (3.33m) x 9'7" (2.92m)

Double glazed window to rear aspect. Door to side aspect. Boiler. Radiator.

Bedroom One - 11'11" (3.63m) x 10'11" (3.33m)

Double glazed window to front and side aspect. Radiator.

Bedroom Two - 10'11" (3.33m) x 9'11" (3.02m)

Double glazed window x 2. Radiator.

Bathroom

Double glazed window. Bath. WC. Shower over bath. Radiator.

Front Garden

Lawn and pathway

Rear Garden

Garden to rear with timber shed and side access.

Parking

Allocated parking for one car.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 33

Annual Ground Rent Amount: £16.00

Price: Starting Bid £110,000

Property Type: Maisonette

Parking: Off Street

Year built: 1960

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465,
midlands@pattinson.co.uk, www.pattinson.co.uk**

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