



32 Old Westbury • Letchworth Garden City • Hertfordshire • SG6 3NB

Guide Price £300,000

Charter Whyman

TOWN & VILLAGE HOMES



## SUPERB SPLIT-LEVEL APARTMENT QUALITY CONVERSION OF AN OLD SCHOOL BUILDING VERY CONVENIENT LOCATION

### THE PROPERTY

This attractive 2/3 bedroom split-level apartment forms part of a superb conversion of a former school, which means that this is a splendid blend of modern convenience and real character. The spacious living room provides sitting, dining and kitchen areas and the study can also be used as an occasional third bedroom.

The master bedroom boasts an en suite shower room. The second bedroom is also a double and the family bathroom is large and well-appointed.

Constructed of cavity brickwork under a tiled roof, the apartment benefits from sealed unit double-glazing and gas fired central heating.

### THE OUTSIDE

Old Westbury's grounds extend to over one and a half acres and include very well maintained communal gardens and parking areas. The gardens include neatly kept lawns, herbaceous beds and borders and ornamental shrubs and hedges.

The apartment benefits from two allocated parking spaces.

Communal bin and bicycle stores.double click and type your text in here

### THE LOCATION

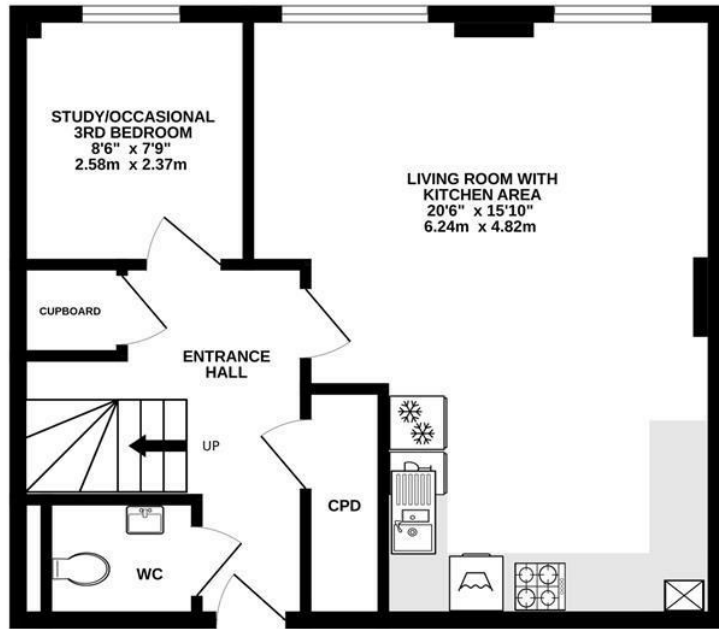
Old Westbury is conveniently located in tree-lined West View within a conservation area, just half a mile south-west of the town centre and only 0.6 of a mile from the mainline railway station. Letchworth Garden City is on the Cambridge to London Kings Cross mainline with the fastest service to London Kings Cross taking just 29 minutes and Cambridge 28 minutes away in the other direction. Junction 9 on the A1 (M) is 2.2 miles away by car.

Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops and leisure facilities.

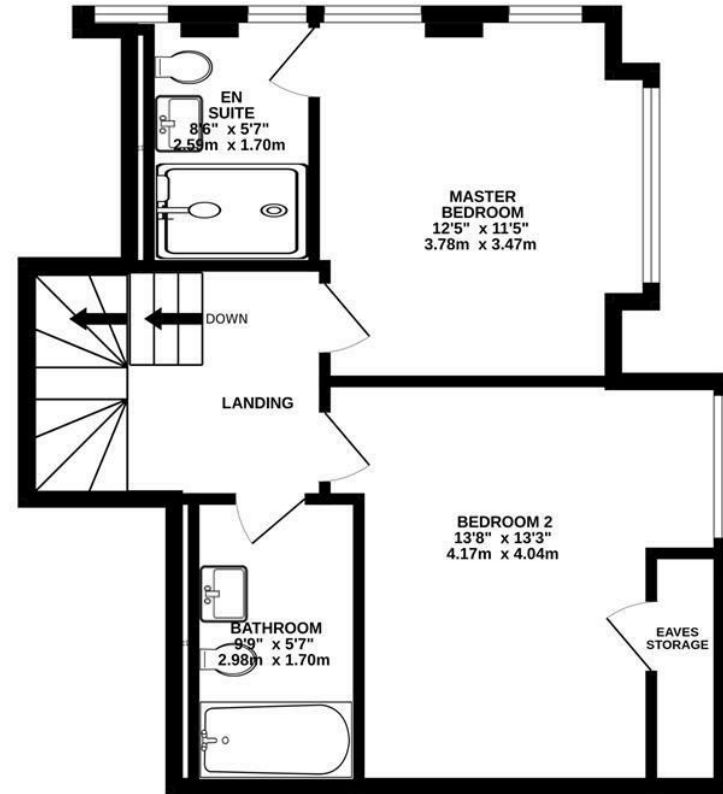




GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.9 sq.m.) approx.  
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.



## COUNCIL TAX

Band - C

## EPC RATING

Band - C

## SERVICES

MAINS water, sewerage, gas and electricity are connected to the property.  
BROADBAND: A choice of providers with claimed download speeds of up to 53 Mbps.  
MOBILE SIGNAL: Most providers claim up to 4G coverage, O2 claims to provide 5G.

## TENURE

LEASEHOLD: 125 year term from 2013, 114 years unexpired.  
Ground Rent: £350 pa. Service Charge: £1,525 pa plus Buildings Insurance Premium (£527.46 for current year).

## LOCAL AUTHORITY

North Herts District Council  
Gernon Road  
Letchworth Garden City  
Hertfordshire SG6 3BQ

Tel: 01462 474000  
[www.north-herts.gov.uk](http://www.north-herts.gov.uk)

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

## THE LETCHWORTH GARDEN CITY HERITAGE FOUNDATION

To maintain the integrity of the Garden City concept and design, properties are subject to the additional planning requirements of the Heritage Foundation.

Tel: 01462 530350  
[www.letchworth.com](http://www.letchworth.com)



## Charter Whyman

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