



31 Ashbourne Close • Letchworth Garden City • Hertfordshire • SG6 2TH

£1,450 Per Month

Charter Whyman
LETTINGS & MANAGEMENT



THE ACCOMMODATION

**Entrance Lobby • Sitting & Dining Room • Kitchen
Landing • Bedroom 1 • Bedroom 2 • Bedroom 3 • Bathroom
Integral Store**

Local & Nationwide Coverage

THE PROPERTY

This modern terraced home enjoys a convenient location on the popular Lordship Estate on the south side of the town. It provides three bedrooms, bathroom, kitchen and spacious L-shaped reception room. The house has been freshly decorated.

The house benefits from uPVC double-glazed windows and gas fired central heating.

The property is available for rent unfurnished.

THE OUTSIDE

The house is set back from the head of the close behind a front garden laid to lawn with herbaceous borders and ornamental shrubs.

The rear garden is some 38' (11.7m) in length and laid to lawn with a paved patio. Gate to side.

Parking space.

THE LOCATION

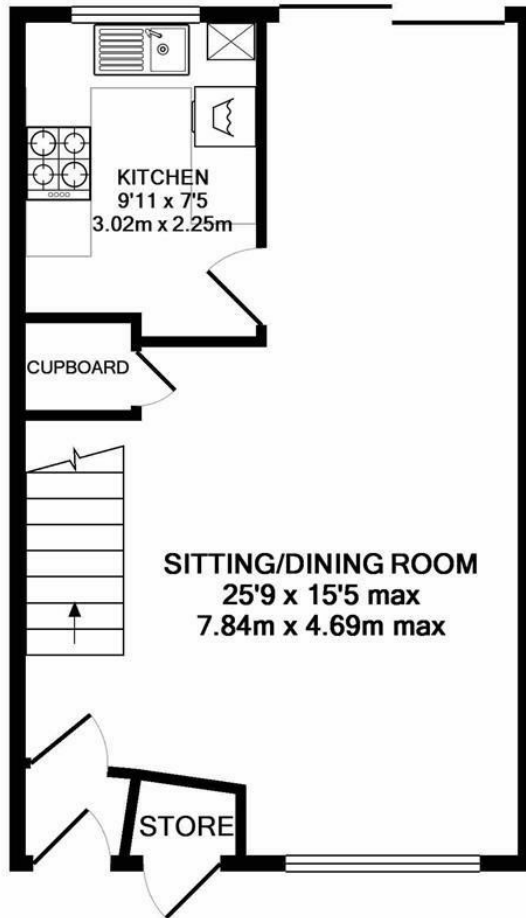
Ashbourne Close is conveniently located in the popular Lordship area just off Letchworth Gate. It is just a mile and a quarter from the town centre and a mile and a half from the mainline railway station. Letchworth Garden City is on the Cambridge to London Kings Cross mainline with services running regularly throughout the day. The fastest service to London Kings Cross takes just 28 minutes with Cambridge 26 minutes away in the other direction. Junction 9 on the A1 (M) is only three-quarters of a mile 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, open green spaces and leisure facilities. The highly regarded Lordship Farm JMI School is just three-quarters of a mile away.

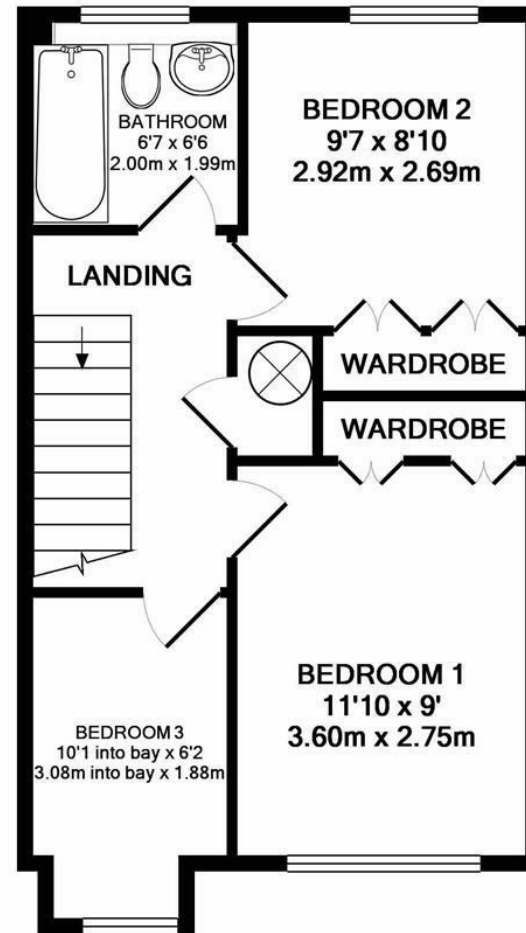




Local & Nationwide Coverage



GROUND FLOOR
APPROX. FLOOR
AREA 395 SQ.FT.
(36.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 403 SQ.FT.
(37.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 798 SQ.FT. (74.2 SQ.M.)
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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.



EPC RATING

Energy Efficiency - D
Environmental Impact - E

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ
Tel: 01462 474000

www.north-herts.gov.uk

COUNCIL TAX

Band - C

PETS AND SMOKING

Smoking is not permitted inside the dwelling. Pets are not permitted. However, if the landlord agrees, upon request, to allow a pet, the dilapidations deposit required will be equivalent to 2 months' rent

RENT

The rent is payable monthly in advance. The first payment is normally by direct transfer with subsequent payments to be by Standing Order. Alternative arrangements may be considered by prior agreement.

CONTRACT LENGTH

The contract is for the period of one year with the possibility of a break clause.



DEPOSIT

You will also be required to pay a dilapidations deposit equivalent to 6 weeks' rent prior to the start of your tenancy. This will be lodged with the "Deposit Protection Service".

TENANT FEE'S

Application/Administration fee:

Single Applicant £234 including VAT

Each additional Applicant £138 including VAT Guarantor (if required) £114 including VAT

Renewal fee (should you wish to extend your tenancy beyond its initial term and the Landlord is agreeable): £120 including VAT

Inventory check-out charge payable at end of tenancy. A full scale of charges is available on request.

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

www.charterwhyman.couk