



45 Wissen Drive • Letchworth Garden City • Letchworth Garden City • Hertfordshire • SG6 1FT

£995 Per Month

Charter Whyman

LETTINGS & MANAGEMENT



THE ACCOMMODATION

Open plan kitchen & lounge • Double bedroom • Bathroom with three piece bathroom suite • Airing cupboard • Storage Cupboard

THE PROPERTY

This modern and spacious one bedroom apartment on Wissen Drive, Letchworth Garden City will soon be available for rent. The flat will be highly desirable to applicants who need excellent transport links and easy access to the town centre. Set within neat and well maintained close, the property is on the top floor, boasting a large bedroom with in-built storage, open plan fitted kitchen and lounge, along with a modern bathroom and allocated parking.

The decor is neutral throughout and you can really put your own style on things. It would most likely suit a single professional or couple who would like to be within a close proximity of the town centre and transport links. The immediate area is quiet and residential yet still within a short walking distance of the boutique shops Letchworth has to offer.

THE OUTSIDE

This property is located in a modern development, small and well maintained. There are communal grounds/gardens which envelope the building offering residents the chance to relax and walk should they wish too.

The property comes with allocated parking and a bike rack/storage. Both Norton Common and Letchworth Outdoor pool are within a short distance.

THE LOCATION

Just to the east of town, Wissen Drive is approximately a mile from Letchworth Garden City mainline railway station and the town's main shopping centre (a 10 minute walk). It is also close to the 63 acre open space of Norton Common.

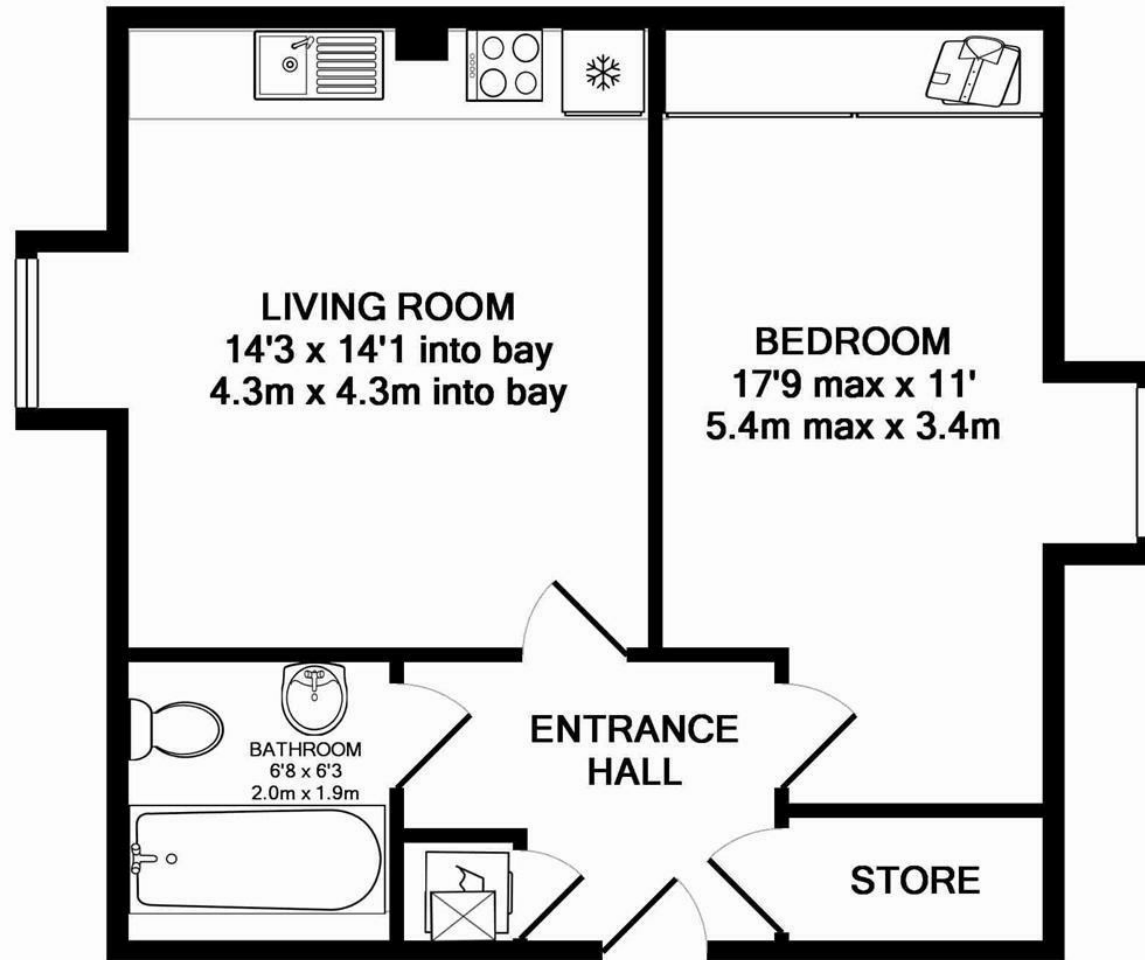
Letchworth Garden City is located on the London Kings Cross to Cambridge mainline; the fastest service to Kings Cross takes just 29 minutes, with Cambridge 28 minutes away in the opposite direction.

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. It provides attractive open green spaces throughout the town, together with excellent schools, shops and leisure facilities.





Local & Nationwide Coverage



TOTAL APPROX. FLOOR AREA 452 SQ.FT. (42.0 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 - C
Environmental Impact - B

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 - B

PETS AND SMOKING

Pets are not permitted. However, if the landlord agrees on 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 dilapidation's deposit equivalent to six 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

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www.charterwhyman.couk