



44 Ascot Drive • Letchworth Garden City • Hertfordshire • SG6 1FZ

£1,300 Per Month

Charter Whyman

TOWN & VILLAGE HOMES





## SMART MODERN FIRST FLOOR APARTMENT

### OPEN-PLAN LIVING ROOM WITH FITTED KITCHEN AREA

### MASTER BEDROOM WITH EN SUITE SHOWER ROOM

#### THE PROPERTY

This smart modern two bedroom apartment is situated on the first floor of a well managed purpose-built three storey block. The external appearance has been cleverly designed to echo the original Garden City style, whilst inside you will find a very impressive modern apartment. The oak floored entrance hall leads to the open-plan living room, which includes a fitted kitchen area and opens to a 'Juliet' balcony. The master bedroom has an en suite shower room.

The apartment benefits from uPVC double-glazed windows and an independent gas fired central heating system.

The property is available for rent unfurnished from 1st May 2025.

#### THE OUTSIDE

The apartments are set in neatly kept communal gardens laid to lawns and well planted with ornamental shrubs and hedges.

The apartment benefits from its own allocated parking space. Communal bin store.

The development incorporates a number of green open spaces and is well planted with trees.

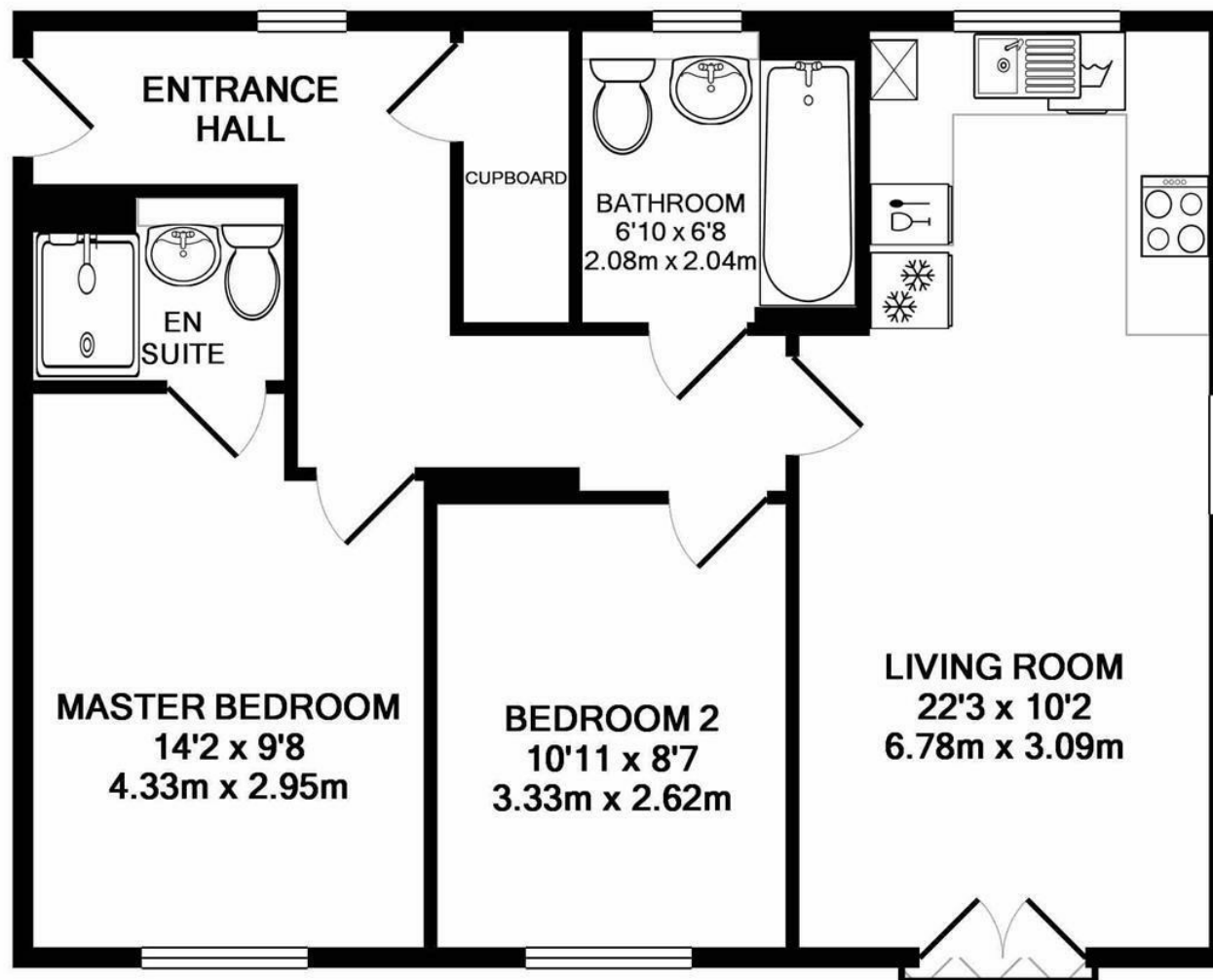
#### THE LOCATION

Ascot Drive is conveniently located just over half a mile to the east of the town centre and three-quarters of a mile from Letchworth Garden City mainline railway station. There are regular services to London Kings Cross throughout the day, the fastest of which take only 29 minutes; Cambridge is 27 minutes away in the opposite direction. Junction 9 on the A1(M) is less than a mile and a half 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 and the town provides excellent schools, shops, green open spaces and leisure facilities.







TOTAL APPROX. FLOOR AREA 624 SQ.FT. (57.9 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.

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## EPC RATING

Band -

## SERVICES

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

BROADBAND: A choice of providers with claimed download speeds of up to 80 Mbps.

MOBILE SIGNAL: Most providers claim up to 5G coverage.

## 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)

## COUNCIL TAX

Band - C



## RESERVATION/HOLDING DEPOSIT

Equivalent to one week's rent.

A full scale of charges is available on request.

## DEPOSIT

You will also be required to pay a dilapidations deposit equivalent to 5 weeks' rent prior to the start of your tenancy. This will be lodged with the "Deposit Protection Service".

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

**Charter Whyman**

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

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[www.charterwhyman.couk](http://www.charterwhyman.couk)