



107 Jackmans Place • Letchworth Garden City • Hertfordshire • SG6 1RG

£1,750 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



EXTENDED TRADITIONAL GARDEN CITY TOWN COTTAGE VERY WELL MODERNISED CONVENIENT LOCATION CLOSE TO TOWN CENTRE

THE PROPERTY

This very attractive traditional Garden City town cottage has been very well modernised and extended on the ground floor to provide an excellent kitchen/dining room and cloakroom/WC in addition to the original sitting room. There are three bedrooms on the first floor, together with a very well-appointed shower room. There is a fourth bedroom on the second floor.

Constructed of solid brick, roughcast rendered externally, the extension being of insulated cavity construction, all under pitched tiled roofs, the house benefits from uPVC double-glazed windows and gas fired central heating.

The property is available for rent unfurnished.

THE OUTSIDE

To the front, the garden is laid mainly to concrete to provide off-street parking, with hedges to either side and a strip of lawn.

The rear garden is some 127' (38.8m) in length and laid to lawn with an area of decking adjoining the rear of the house. Timber garden shed.

THE LOCATION

Designed by the prominent Garden City architect, Robert Bennett, Jackman's Place was built to provide housing after the First World War. It continues the attractive appearance of the original concept for the town. It lies just half a mile to the east of the town centre and three-quarters of a mile from the mainline railway station. Letchworth Garden City is on the Cambridge to London mainline and regular services run throughout the day. The fastest service to London King's Cross takes just 29 minutes and Cambridge is 28 minutes away in the other direction. Junction 9 on the A1(M) is just 1.3 miles away by car.

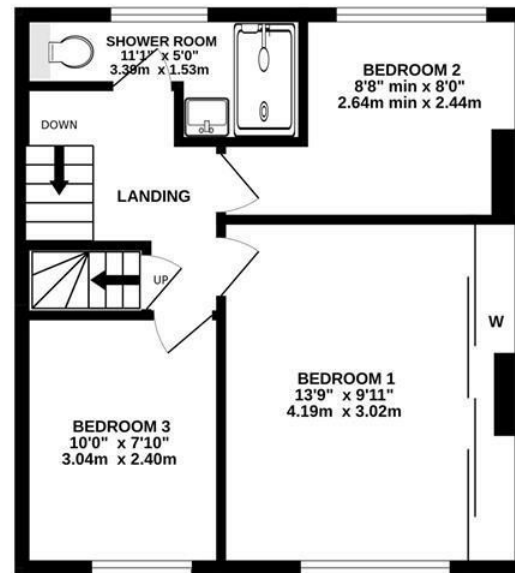
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces.



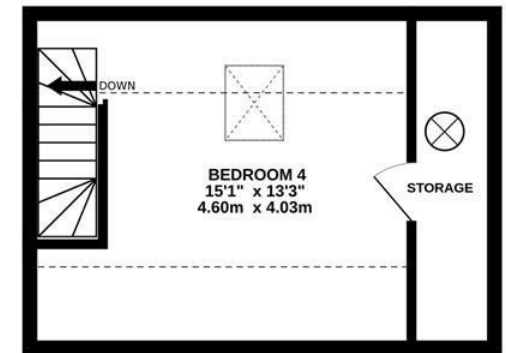
GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



2ND FLOOR
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.2 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.

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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 10,000 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

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