



30 Sanderling Close • Letchworth Garden City • Hertfordshire • SG6 4HY

£1,100 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



THE ACCOMMODATION

Entrance Lobby • Living Room • Conservatory • Kitchen
Landing • Bedroom • Wet Room with Shower

MODERN ONE BEDROOM HOME CONSERVATORY ADDS AN EXTRA DIMENSION OFF-STREET PARKING

THE PROPERTY

Tucked away at the head of a residential close, this modern one bedroom two storey home is given an extra dimension by the double-glazed conservatory which adds very useful additional living space. The refitted wet room with shower is another appealing improvement.

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

The property is available unfurnished. Please note that although this property comes with washing machine and a fridge/freezer, these items will NOT be replaced in the event of failure.

THE OUTSIDE

The well fenced rear garden is some 40' in depth and designed for easy maintenance. A paved patio adjoins the house and the remainder is laid to shingle. Timber garden shed.

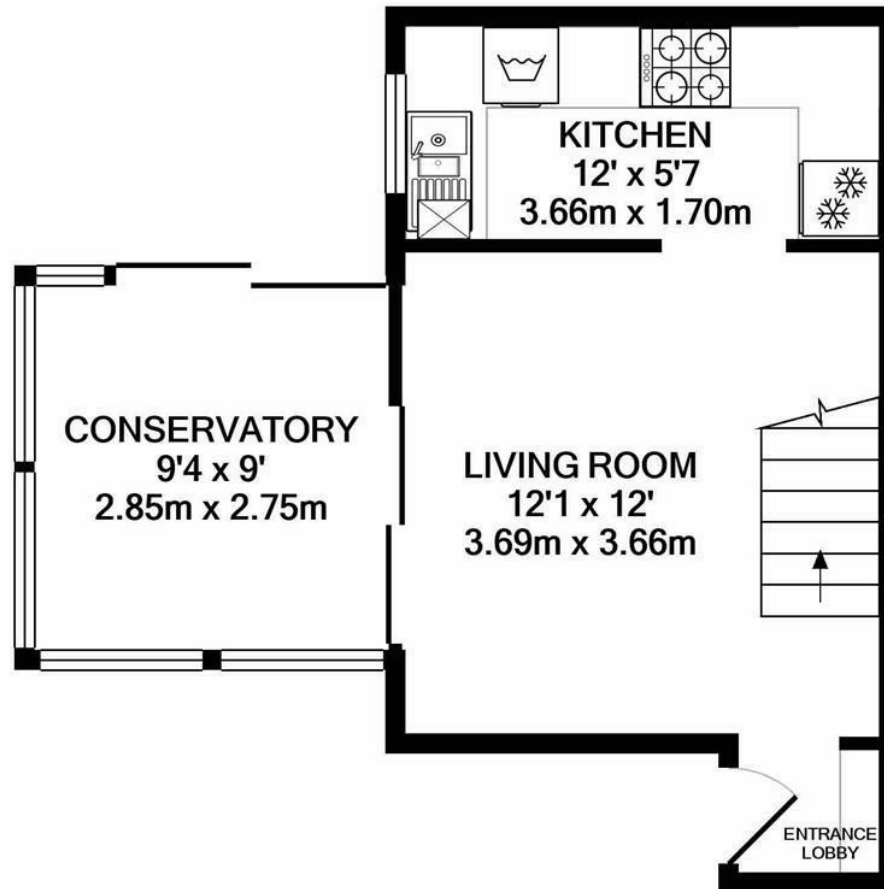
An off-street parking space adjoins the house; a second space is to be found further afield.

THE LOCATION

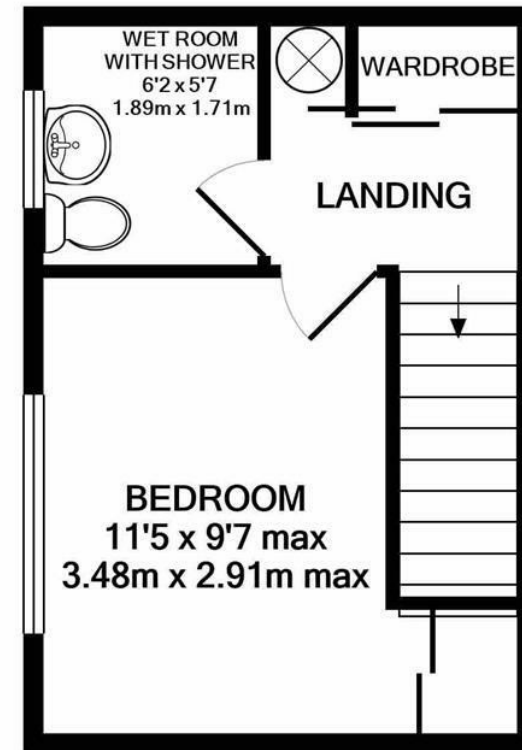
Sanderling Close is conveniently located a mile to the north of the town centre and mainline railway station. Letchworth Garden City is on the London King's Cross to Cambridge mainline with the fastest services to King's Cross taking just 28 minutes and to Cambridge 26 minutes. Junction 9 on the A1(M) is 3.1 miles away by car and Junction 10 is a 3.8 mile drive.

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, green open spaces and leisure facilities. A parade of local shops are about half-a-mile away.





GROUND FLOOR
APPROX. FLOOR
AREA 310 SQ.FT.
(28.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 212 SQ.FT.
(19.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 522 SQ.FT. (48.5 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 - C

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

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

01462 685808

www.charterwhyman.couk