



11 Fieldfare • Letchworth Garden City • Hertfordshire • SG6 4YE

£825 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



PURPOSE-BUILT TOP FLOOR APARTMENT
DOUBLE-GLAZING
INDEPENDENT GAS FIRED CENTRAL HEATING

THE PROPERTY

This modern purpose-built apartment is situated on the first floor of a two-storey block, linked to the main external door by an entry-phone for security and convenience. The accommodation includes a spacious living room, large double bedroom with walk-in wardrobe, kitchen and bathroom.

The flat benefits from uPVC double-glazed windows and its own independent gas fired central heating system.

The property is available for rent unfurnished.

THE OUTSIDE

Communal garden and bin store.

On street parking, no permit required.

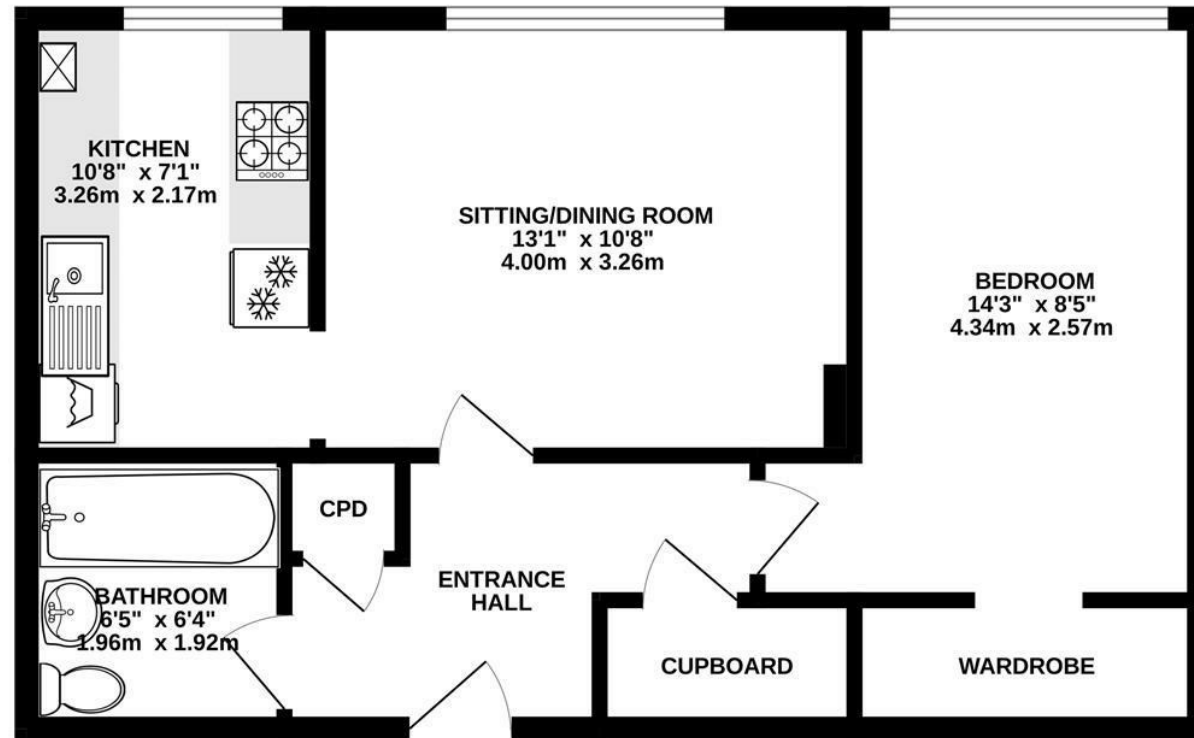
THE LOCATION

Fieldfare is located off Southern Way on the northern side of the town, less than a mile and a quarter from the centre and mainline railway station. Letchworth Garden City is on the Cambridge to London mainline with the fastest service to London King's Cross taking just 29 minutes and Cambridge 27 minutes away in the other direction. Junction 9 on the A1 (M) is 3 miles away by car and Junction 10 is a 3.9 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, leisure facilities and green open spaces, the most impressive of which, the 63-acre Norton Common, is just over half a mile away. Local shops are just half a mile away.



FIRST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 497 sq.ft. (46.2 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 -

SERVICES

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

BROADBAND SPEED: A choice of providers with claimed download speeds of up to 1,000 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 - 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