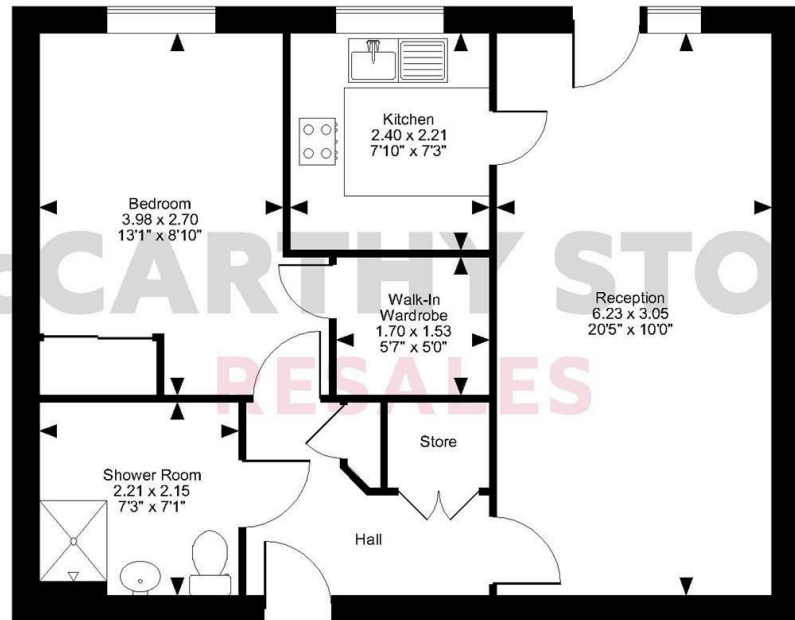
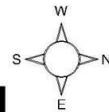


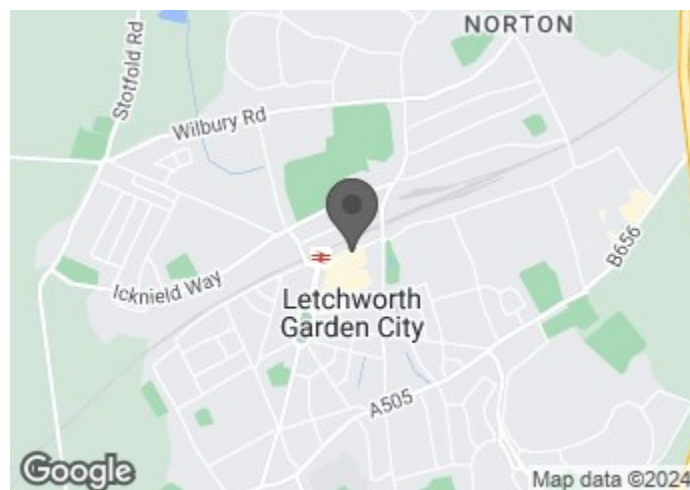
Le Jardin, Station Road, Letchworth Garden City  
Approximate Gross Internal Area  
545 Sq Ft/51 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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**COUNCIL TAX BAND: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

**McCARTHY STONE**  
**RESALES**

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**McCARTHY STONE**  
**RESALES**

**10 LE JARDIN**

STATION ROAD, LETCHWORTH GARDEN CITY, SG6 3BA



A BRIGHT AND SPACIOUS first floor apartment with a JULIET BALCONY. Set in DESIRABLE LOCATION near plenty of shops and beautiful gardens. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL EVENTS take place.

\*PART EXCHANGE AND ENTITLEMENTS ADVICE AVAILABLE\*

**PRICE REDUCTION**

**ASKING PRICE £300,000 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# LE JARDIN, STATION ROAD,

# 1 BEDROOMS £300,000

## LE JARDIN

This stunning 'Platinum Range' McCarthy & Stone development is located within the attractive town of Letchworth Garden City, Hertfordshire. 'Le Jardin' comprises 25 luxury apartments and has been specifically designed to offer the very best in Retirement Living - for those aged the over 60 (joint age is 55) and is conveniently positioned in the heart of the town with all amenities conveniently close at hand. The development features a beautiful landscaped garden and a Garden Room - perfect for sitting in with friends and family on a summer's afternoon! Visitors are able to enjoy a coffee in the elegant 'Club Lounge' and should they wish to stay over there is also a Guest Suite available. There is a dedicated House Manager on hand to take care of the day to day running of the development and to answer any queries you may have. For added peace of mind, all apartments benefit from a video entry system and 24 hour emergency call link to the House Manager (or out of hours service).

## LOCAL AREA

Set in the heart of the world's first Garden City with tree-lined streets and plenty of interesting and exciting places to explore, combining the best of town and country living. Local attractions include Stotfold Watermill, Royston Cave and Benington Lordship Gardens, all well worth a visit. For shopping, there's everything you need at hand; the Garden Square shopping centre connects with Leys Avenue and Eastcheap where you will find an abundance of bars, cafes, restaurants, independent retailers and well known high street brands as well as Morrisons supermarket and Sainsbury's local. On the third Saturday of each month there's a farmers market held in Leys square, offering a range of various food items.

If you desire to travel further afield, the local train station runs regular services to London, Cambridge and Stevenage to name but a few. Bus services are also available. If traveling by car, the A1(M) is easily accessed and provides many travel options both north and south.

## APARTMENT OVERVIEW

This beautifully presented apartment has a bright and spacious living room with a double glazed door and Juliet balcony. The modern and well equipped kitchen has all the facilities you need

whilst the bedroom boasts a generously sized walk-in wardrobe and an additional bespoke built in wardrobe. Oak veneer internal doors throughout the apartment. Part Exchange is available, please speak to your Property Consultant for more information.

## ENTRANCE HALL

Front door with spy hole leads into the entrance hall. Door opening to storage cupboard. Further doors lead to the bedroom, shower room, and living room. Ceiling light fitting. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system. Underfloor heating runs throughout the apartment.

## LIVING ROOM

A bright and spacious living room with a double glazed door opening inwards to reveal a Juliet balcony. There's ample room for a dining table. TV and telephone point. Power points. Part glazed door leads to a separate kitchen. Two decorative ceiling lights, carpets and curtains.

## KITCHEN

A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. Electric opening double glazed window sits above a single sink unit with drainer and mixer tap. Integrated electric oven, built in microwave and ceramic four ringed hob with extractor hood above. Integral fridge and freezer and dishwasher. Tiled floor. Power points, ceiling downlights.

## BEDROOM

Double bedroom with walk-in wardrobe providing hanging rails and shelving. An additional bespoke built in wardrobe providing extra storage and an office area. TV and phone point, fitted carpets, curtains and light fitting.

## SHOWER ROOM

Fully fitted with suite comprising of level access double shower with screen and hand-rail. Low level WC, vanity storage unit with wash basin and illuminated mirror above. Wall and floor tiles. Ceiling spot lights and slip resistant flooring. Emergency pull cord. Electric heated towel rail.

## SERVICE CHARGE

- House Manager

- Cleaning of communal areas and windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service Charge: £3,577.87 per annum (for financial year ending 30/6/2024)

The Service charge does not cover external costs such as your Council Tax, electricity or TV licence. To find out more about the service charges please contact your Property Consultant or Estate Manager.

## GROUND RENT

Ground Rent: £425 per annum  
Ground Rent Review date: March 2029

## LEASE INFORMATION

999 Years from March 2014.

## CAR PARKING SCHEME

Car parking spaces can be rented for £250 per annum and are subject to availability. Please speak to your House Manager for further information.

## ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

