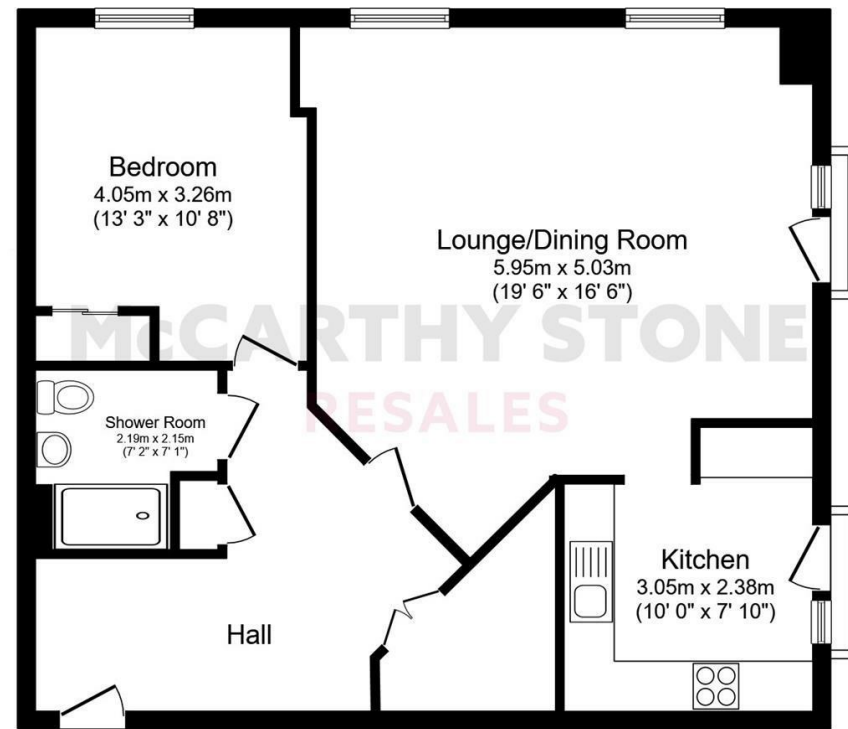


# McCARTHY STONE RESALES

**22 LE JARDIN**  
STATION ROAD, LETCHWORTH GARDEN CITY, SG6 3BA



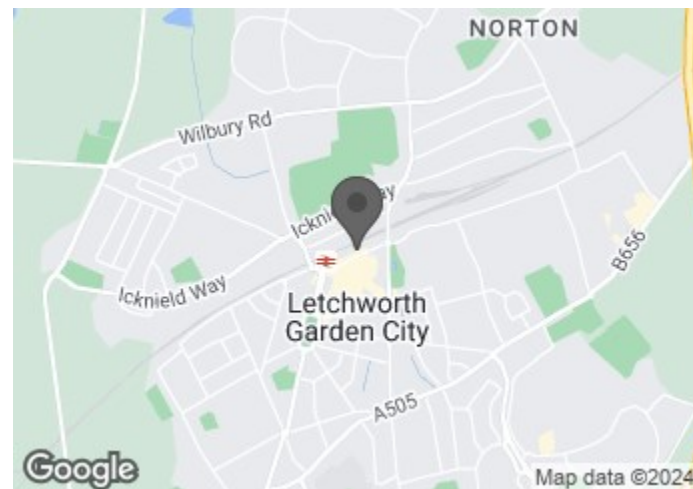
Total floor area 77.2 m<sup>2</sup> (831 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>87</b>	<b>87</b>
(81-91) <b>B</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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A STUNNING ONE BEDROOM SECOND FLOOR APARTMENT with TWO JULIET BALCONIES in a desirable RETIREMENT LIVING DEVELOPMENT FOR THE OVER 60'S. Conveniently situated in the HEART OF LETCHWORTH TOWN CENTRE.

**ASKING PRICE £315,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# LE JARDIN, STATION ROAD, LETCWORTH GARDEN CITY, SG6 3BA

## 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 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, larger than average apartment has a bright and spacious, dual aspect living room with two double glazed windows and a Juliet balcony, providing plenty of natural light. The open plan and well equipped kitchen has all the facilities you need whilst the double bedroom has built in wardrobes. The contemporary level access shower room completes this wonderful apartment.

## ENTRANCE HALL

Front door with spy hole leads into the spacious entrance hall with access to a walk in storage cupboard. 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. Doors leading to the living room, bedroom and shower room.

## LIVING ROOM

Dual aspect living room with a Juliet balcony and two additional windows allowing the natural light to flood in. TV and telephone point. Power points. Two ceiling lights, carpets, curtains and blinds. Access to the open plan kitchen.

## KITCHEN

A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. Full height window and double glazed door revealing a Juliet balcony. Integrated electric oven and microwave, ceramic four ringed hob with extractor hood above. Integral fridge and freezer and dishwasher. Tiled floor. Power points, ceiling downlights.

# 1 BED | £315,000

## BEDROOM

Double bedroom with a built in, mirror fronted wardrobe providing hanging rails and shelving. Ceiling lights, 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

Annual Service charge £3,672.59 for financial year ending 30/6/2025. 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 please contact your Property Consultant or Estate Manager.

## GROUND RENT

Service charge: £425 per annum.  
Ground rent review: 1st March 2029

## LEASE INFORMATION

999 Years from 1st 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 SERVICES & INFORMATION

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

