



**Connells**

Le Jardin, Station Road  
Letchworth Garden City



### Property Description

\*\*\* STUNNING \*\*\* Offered to the market is this impressive retirement apartment positioned centrally within Letchworth town centre. The property has lots to offer and must be viewed to be fully appreciated. Benefits include underfloor heating, walk in wardrobe, en-suite, walk in shower and much more.

### Key Features

- Central town centre location.
- Newly built development.
- Modern fittings including underfloor heating.
- Well kept communal facilities including gardens and sitting room.
- Modern shower room with walk in shower cubicle.
- En-suite to the master bedrooms.
- Walk in wardrobe in the master bedroom.
- Warden assisted development.

Letchworth Garden City:...

Letchworth is the world's first Garden City that was founded by Ebenezer Howard in 1903, with a vision that would relieve the poverty and slum conditions suffered by so many within the late Victorian era. With a dream of Garden Cities where the best elements of town and country would be combined from the town in order to be used to benefit the ordinary townspeople. Now more than 100 years on, the Estate is now managed by the Heritage Foundation.

Location:

- 35 minutes to London King's Cross by train.
- A1(M), junctions 9 & 10. Stevenage (9 miles). Welwyn Garden City (14 miles). M25 (20 miles). Luton (14 miles). Cambridge (25 miles).
- Local Airports - Luton (13 miles) and Stansted (29 miles).

Leisure Facilities:

- 13.6 mile Garden City Greenway - Letchworth's circular walk and cycle path.
- Standalone Farm.
- First Garden City Heritage Museum.
- Health & Fitness - Outdoor and indoor swimming pools, North Herts Leisure Centre, Nuffield

Health Club, Spirella Fitness and more...

- Sport - Over 20 Garden City clubs, football, rugby, badminton, running club and more...

## Internal

### Entrance Hall

Spacious entrance hall with carpet throughout, storage cupboard with electricity meter and fuse box, vent-axia air filter,, security alarm system and alarm cord.

### Lounge

17' 9" x 11' 5" ( 5.41m x 3.48m )

Double glazed window with blinds to stay, fitted carpet, TV and telephone points, WiFi, underfloor heating.

### Kitchen

7' 9" x 7' 2" ( 2.36m x 2.18m )

Fitted kitchen with white finish wall and base units, sink/drainer and worktops, integrated oven and electric hob with cookerhood over, integrated microwave, fridge/freezer, dishwasher and washer/dryer, tiled flooring, double glazed window.

### Bedroom One

16' 2" x 10' 8" ( 4.93m x 3.25m )

Double glazed window, fitted carpet, large walk in wardrobe with fitted shelves and lights, TV point and underfloor heating.

### En Suite

Part tiled En Suite comprising wash hand basin, WC and double shower cubicle, wall mounted mirror with built in light, extractor fan, heated towel rail and alarm cord.

### Bedroom Two

13' 8" x 9' 10" ( 4.17m x 3.00m )

Double glazed window with blinds to stay, fitted carpet, TV point and underfloor heating.

### Shower Room

Fully tiled bathroom comprising wash hand basin, WC and double shower cubicle, fitted base units, extractor fan, heated towel rail, wall mounted mirror with built in light.

## External

### Community Lounge

Access to communal lounge area (with shared kitchen area) and conservatory for residents.

### Communal Garden

Access to communal landscaped gardens.

### Parking

Allocated parking for one car for a charge (£250 per year).

### Agents Note

Overall square footage 774 sq feet / 72 sq meters

Length of lease: 284 years from 25 March 2014

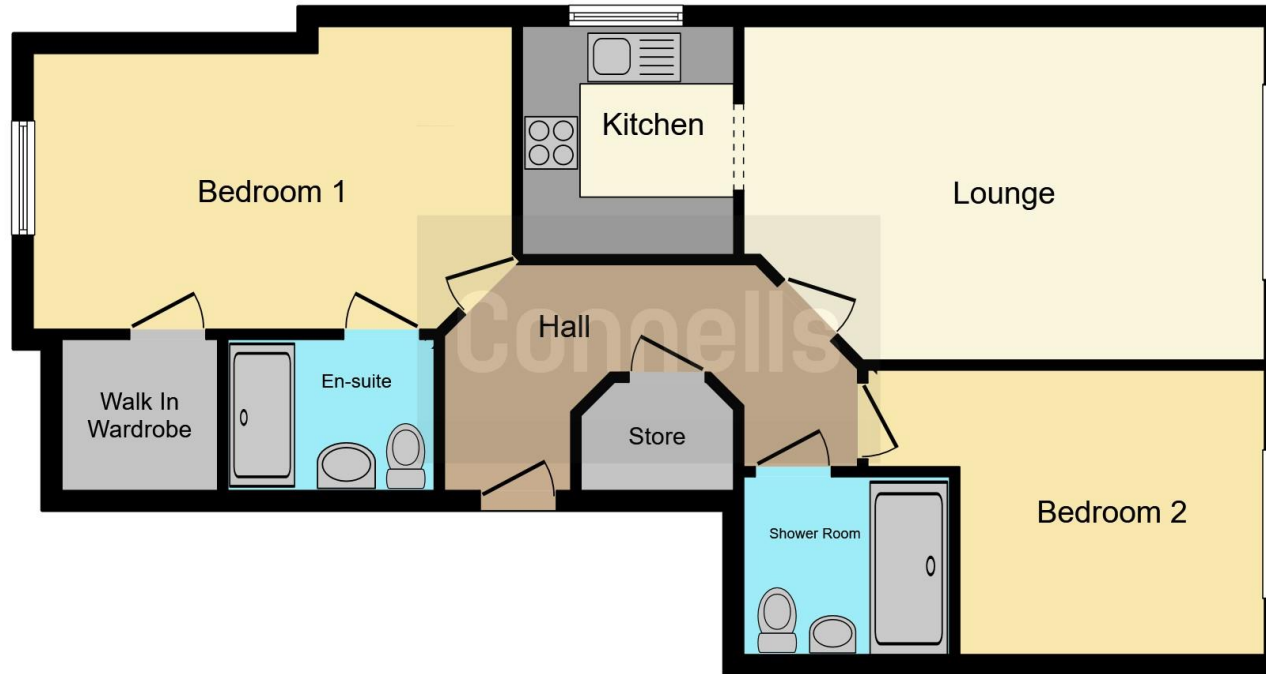
Annual ground rent: £500

Service charges: £470 paid monthly (vendor advises)









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01462 685 271**

**E [letchworth@connells.co.uk](mailto:letchworth@connells.co.uk)**

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**EPC Rating: B**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 284 years from 25 Mar 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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