



12 Ridge Avenue • Letchworth Garden City • SG6 1PR

£1,950 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



POPULAR TOWN CENTRE LOCATION  
MODERN KITCHEN AND RE-FITTED BATHROOM  
CHARACTERFUL THROUGHOUT

## THE PROPERTY

This delightful Garden City cottage is finished to an exceptional standard throughout. The ground floor provides a wonderful reception room & a stunning open plan kitchen. A ground floor cloakroom/WC & utility room can be found at the rear of the property. The first floor are three double bedrooms and a very well-appointed bathroom with both shower and bath.

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

The property is available for rent unfurnished.

## THE OUTSIDE

The house stands back from the road behind with the front garden laid to lawn with herbaceous borders.

The rear garden is laid to lawn with a decking area, herbaceous borders and ornamental shrubs and trees. Gate to rear.

## THE LOCATION

Ridge Avenue is very conveniently located just to the east of the town centre. No 12 is within half a mile of the mainline railway station and the town centre is nearer still. 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 a mile and a quarter away by car.

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, two of the most notable, Howard Park and the 63-acre Norton Common, are only a quarter of a mile and two-thirds of a mile away respectively.





Ridge Avenue, Letchworth Garden City, SG6 1PR

Approximate Total Area: 112.3 m<sup>2</sup> ... 1209 ft<sup>2</sup>

This plan is for illustrative purposes only. Measurements and positions of doors, windows, and fixtures are approximate and should not be relied upon.

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:** 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](http://www.north-herts.gov.uk)

## COUNCIL TAX

Band - D

## 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.co.uk](http://www.charterwhyman.co.uk)