



115 High Avenue • Letchworth Garden City • SG6 3QW

£1,500 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



CONTEMPORARY TWO BEDROOM APARTMENT FINISHED TO A GOOD STANDARD MODERN BATHROOM & KITCHEN

THE PROPERTY

The property sits within a small, well maintained block of flats and is situated within walking distance of both the town centre and train station. Inside it boasts a spacious lounge which offers plenty of room to relax and entertain, as well as an abundance of natural light. The kitchen and bathroom, off the main hallway are well kept and finished to an excellent standard. Both bedrooms are doubles.

Overall the property gives you value, quality, and convenience. The property is available to rent unfurnished.

THE OUTSIDE

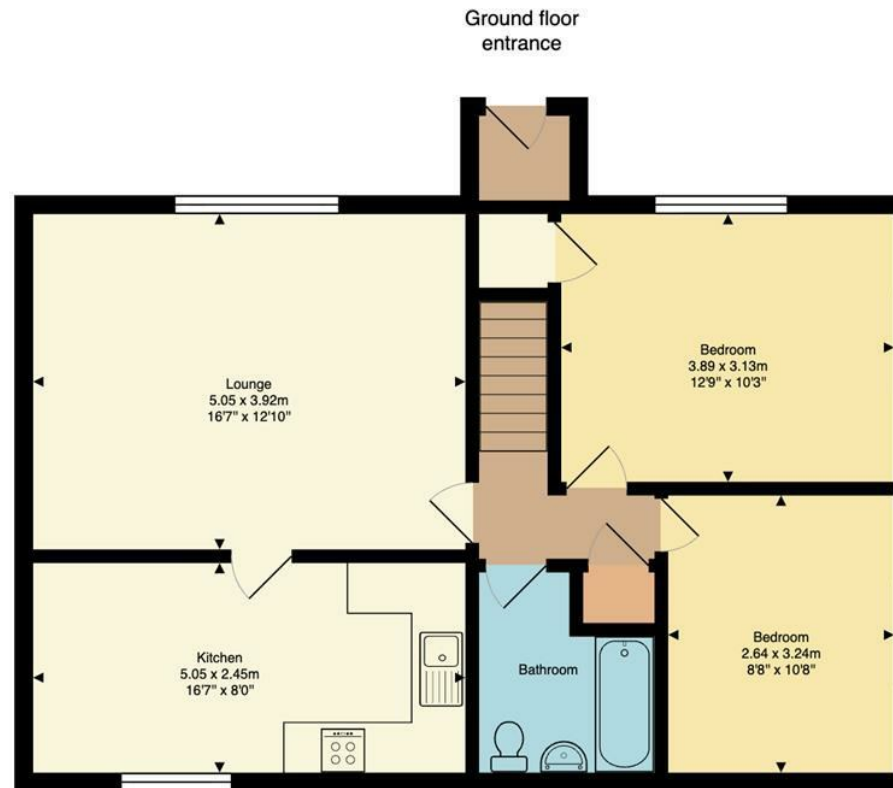
The apartment stands well back from the road behind well kept communal gardens laid mainly to lawn with ornamental trees. It enjoys open views to the rear overlooking playing fields.

THE LOCATION

The flat is conveniently located in a pleasant residential area to the south-west of the town centre, about three-quarters of a mile from the mainline railway station and main shopping area. Letchworth Garden City is on London Kings Cross to Cambridge mainline with the fastest service to Kings Cross taking just 28 minutes with Cambridge 28 minutes away in the other direction. Junction 9 on the A1 (M) is 2.4 miles 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. It provides excellent schools, shops and leisure facilities.





High Avenue, Letchworth Garden City, SG6 3QW
First Floor Flat

Approximate Total Area: 66.9 m² ... 720 ft²

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 - TBC

SERVICES

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

BROADBAND: A choice of providers with claimed download speeds of up to 1,800 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