• 44 Sollershott Hall • Letchworth Garden City • Hertfordshire • SG6 3PW

Guide Price £260,000

Charter Whyman

TOWN & VILLAGE HOMES

# IMPRESSIVE TOP FLOOR APARTMENT
# SET IN LANDSCAPED GROUNDS OF OVER 3½ ACRES
# ENVIABLE LOCATION

## THE PROPERTY

This spacious modern apartment is located of the top floor of a purpose-built three-storey block, forming part of the complex built in the grounds of Sollershott Hall, one of the most notable early Garden City buildings. It provides a large reception room with sitting and dining areas and balcony, kitchen with induction hob, two double bedrooms and a bathroom that has been freshened up with contemporary fittings . It also has a store room off the communal landing, which has been very successfully repurposed as an office or study.

The apartment benefits from uPVC double-glazed windows and its own independent gas fired central heating system.

## THE OUTSIDE

The apartment is set in the attractively landscaped and very well maintained grounds of Sollershott Hall which extend to in excess of three and a half acres. The communal gardens are laid to extensive lawns with herbaceous beds and borders, ornamental shrubs and numerous mature trees and conifers.

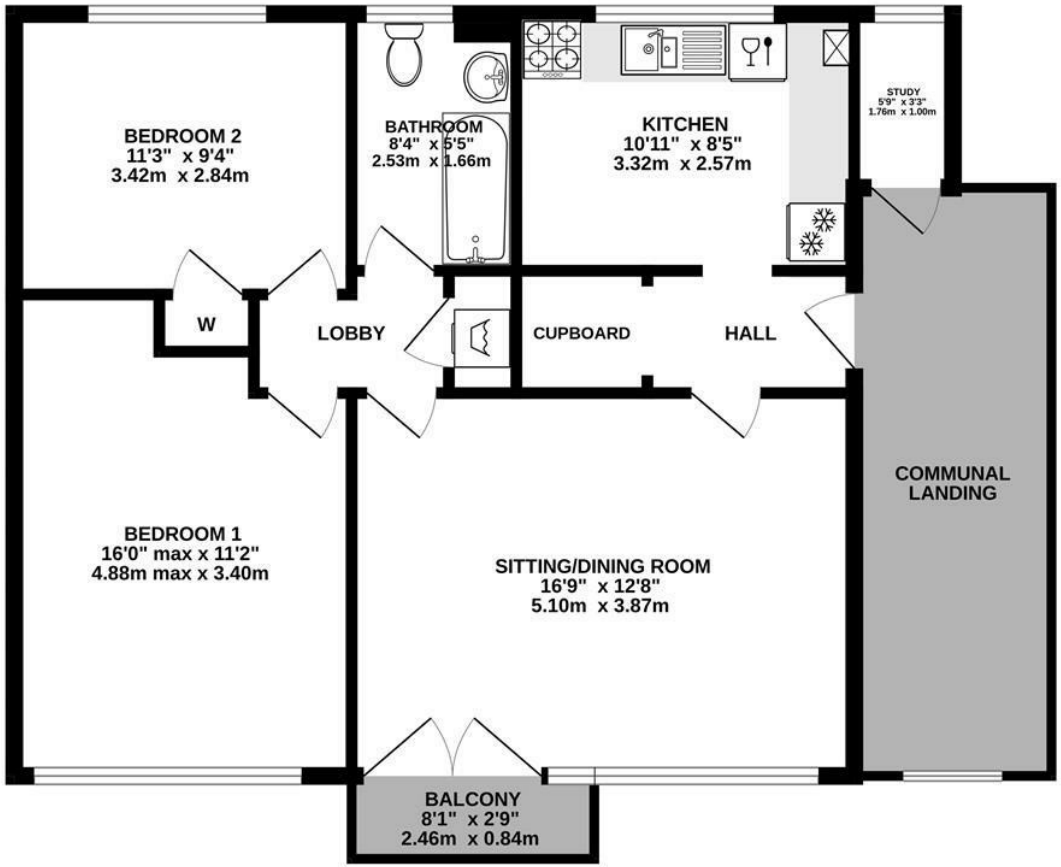
The apartment benefits from a single garage en bloc and there is parking for residents and visitors within the grounds.

## THE LOCATION

Sollershott Hall occupies a premier residential location on the favoured south side of the town. It is just half a mile from the town centre and within three-quarters of a mile of the mainline railway station. Letchworth Garden City is on the London to Cambridge mainline and regular services run throughout the day. The fastest service to London King's Cross takes just 29 minutes and Cambridge is 27 minutes away in the other direction. Junction 9 on the A1(M) is 1.8 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, green open spaces and leisure facilities.

SECOND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



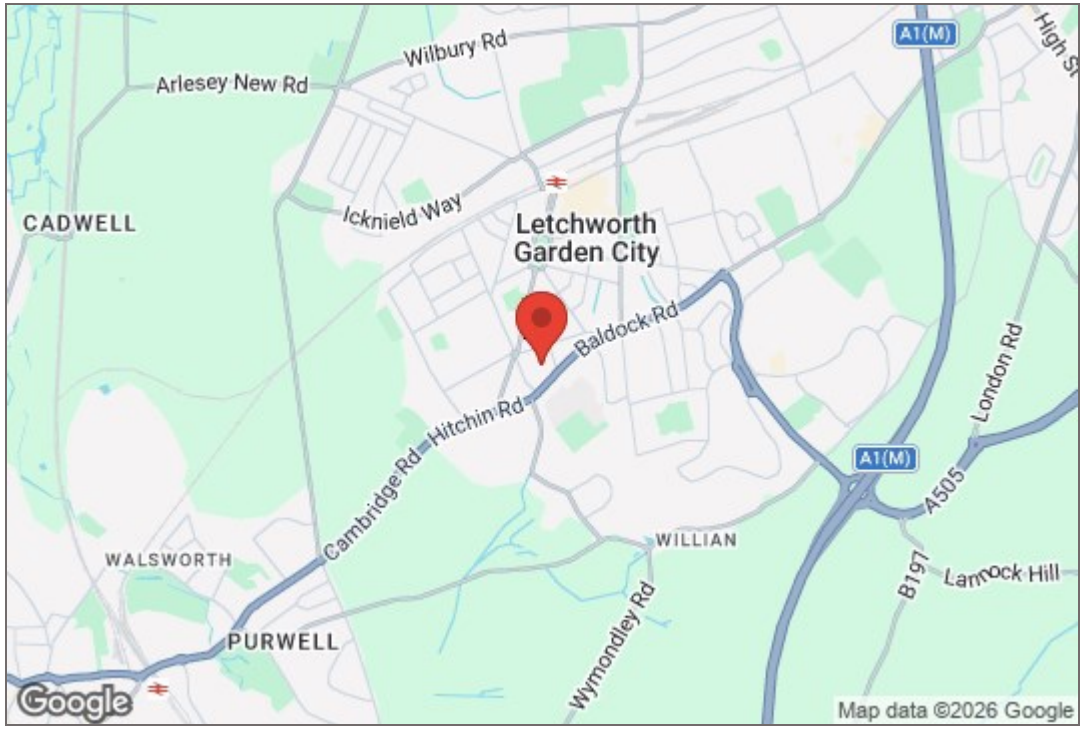

TOTAL FLOOR AREA : 725 sq.ft. (67.4 sq.m.) approx.

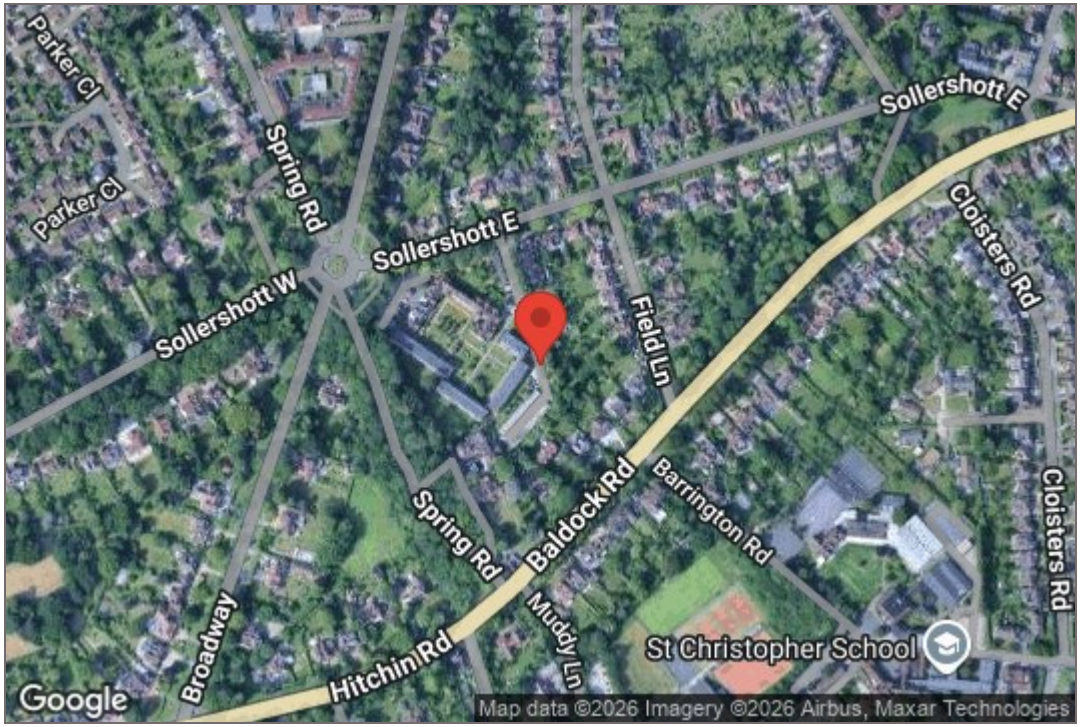
Made with Metropix ©2025

These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area ***may*** include the garage and other areas outside the living space. 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.

Charter Whyman

TOWN & VILLAGE HOMES


Wilbury Rd
Arlesey New Rd
A1(M)
High St
CADWELL
Icknield Way
Letchworth
Garden City
Baldock Rd
Hitchin Rd
Cambridge Rd
London Rd
A1(M)
A505
WILLIAN
WALSWORTH
B197
Lamnock Hill
Wymondley Rd
PURWELL
Google
Map data ©2026 Google


Parker Cl
Parker Cl
Spring Rd
Sollershott E
Sollershott E
Cloisters Rd
Sollershott W
Field Ln
Spring Rd
Baldock Rd
Barrington Rd
Cloisters Rd
Broadway
Hitchin Rd
Muddy Ln
St Christopher School
Google
Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

## TENURE

LEASEHOLD with a share of the FREEHOLD. 990 year lease with 913 years unexpired. Current Service Charge: £1,911.60 pa with no separate Ground Rent.

## RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

## EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

## FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

## CONSTRUCTION

Modern cavity wall under a flat roof.

## SERVICES

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

## EPC RATING

Band - D

## BROADBAND SPEED

A choice of provider claiming 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

## COUNCIL TAX

Band - C

## CONSERVATION AREA

The property is located within the Letchworth Conservation Area.

## THE LETCHWORTH GARDEN CITY HERITAGE FOUNDATION

To maintain the integrity of the Garden City concept and design, properties are subject to the additional planning requirements of the Heritage Foundation.

Tel: 01462 530350
www.letchworth.com

## 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