

50 Sollershott East • Letchworth Garden City • SG6 3PW

£1,450 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



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 appliances, two double bedrooms and a bathroom that has been freshened up with contemporary fittings . It also has a balcony off the lounge overlooking the communal gardens.

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

THE OUTSIDE

The apartment is set in attractively landscaped and well-maintained communal grounds of about three and a half acres with lawns, herbaceous beds and borders and many fine mature trees.

The parking area provides an allocated off-street parking space and visitors' parking.

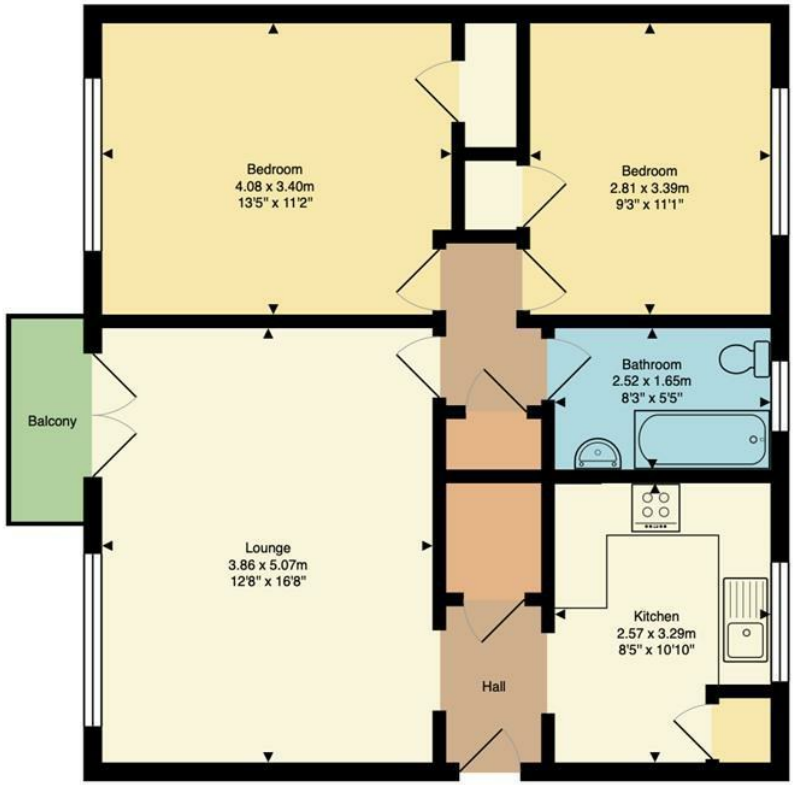
THE LOCATION

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 from the mainline railway station. Letchworth Garden City is on the London Kings Cross to Cambridge mainline and he fastest rail service to London Kings Cross takes just 28 minutes and Cambridge is 26 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.







Sollershott Hall, Sollershott East, Letchworth Garden City, SG6 3PW

Second Floor Flat

Approximate Total Area: 67.4 m² ... 726 ft² (excluding balcony)

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 - D

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: Three, EE, ID Mobile, O2 Smarty and claim 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

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
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