



78 Lindsell Avenue • Letchworth Garden City • Hertfordshire • SG6 4DQ

£998 Per Month

Charter Whyman

LETTINGS & MANAGEMENT



THE ACCOMMODATION

**Entrance Hall • Utility Room • Integral Garage (*Optional – available at extra cost*)
Landing • Living Room with Kitchen area • Master Bedroom with en suite Shower Room • Bedroom 2 • Family Bathroom**

Local & Nationwide Coverage

THE PROPERTY

This splendidly spacious purpose-built apartment has an entrance hall and utility room on the ground floor. The main accommodation is on the first floor with a large, bright living room with windows, including double French windows to a Juliette balcony, to two aspects and roof-lights to a third. The living room incorporates a good fitted kitchen area. The master bedroom has a well-appointed en suite shower room, whilst the second bedroom is served by the family bathroom. The apartment benefits from uPVC double-glazed windows and gas fired central heating.

The property is available to rent unfurnished.

NB The integral Garage is available to rent for an additional £50 pcm.

THE OUTSIDE

The apartment fronts on to a shared courtyard with an open green at its centre.

Car parking space in front of garage.

THE LOCATION

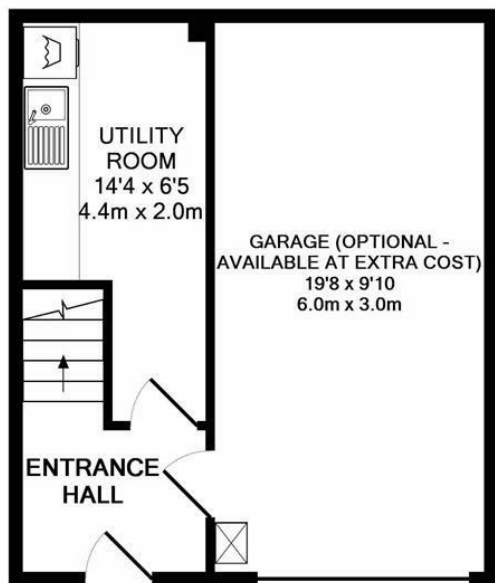
Lindsell Avenue is conveniently located on the west side of the town, just three-quarters of a mile from the town centre and Letchworth Garden City mainline railway station. There are regular services to London Kings Cross throughout the day, the fastest of which take only 28 minutes; Cambridge is 28 minutes away in the opposite direction. Junction 9 on the A1 (M) is 2.6 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 and the town provides excellent schools, shops, open spaces and leisure facilities.

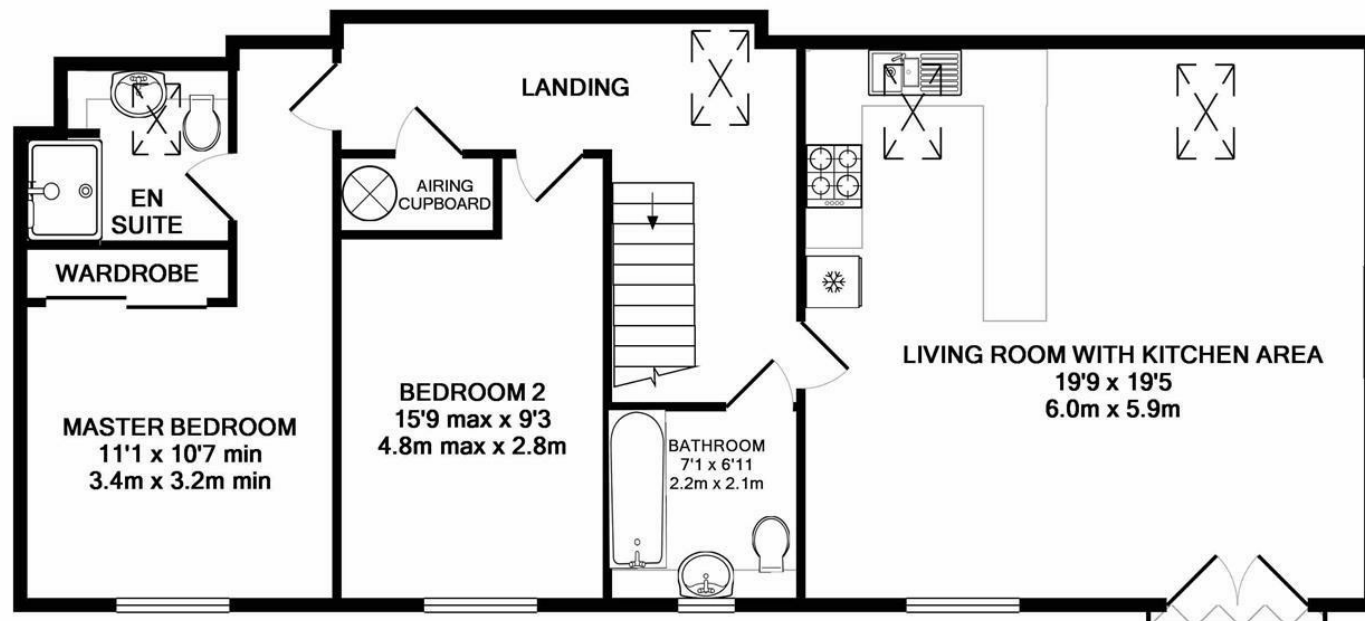




Local & Nationwide Coverage



GROUND FLOOR
APPROX. FLOOR
AREA 326 SQ.FT.
(30.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 931 SQ.FT.
(86.5 SQ.M.)
TOTAL APPROX. FLOOR AREA 1257 SQ.FT. (116.8 SQ.M.)
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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.



EPC RATING

Energy Efficiency - C
Environmental Impact - C

SERVICES

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

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

PETS AND SMOKING

Pets are not permitted. However, if the landlord agrees on request to allow a pet, the dilapidations deposit required will be equivalent to 2 months' rent

RENT

The rent is payable monthly in advance. The first payment is normally by direct transfer with subsequent payments to be by Standing Order. Alternative arrangements may be considered by prior agreement.

CONTRACT LENGTH

The contract is for the period of one year with the possibility of a break clause.



DEPOSIT

You will also be required to pay a dilapidations deposit equivalent to £1000 prior to the start of your tenancy. This will be lodged with the "Deposit Protection Service".

TENANT FEE'S

Application/Administration fee:

Single Applicant £234 including VAT

Each additional Applicant £138 including VAT Guarantor (if required) £114 including VAT

Renewal fee (should you wish to extend your tenancy beyond its initial term and the Landlord is agreeable): £120 including VAT

Inventory check-out charge payable at end of tenancy. A full scale of charges is available on request.

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