



1 Daisy Court • Common View • Letchworth Garden City • Hertfordshire • SG6 1BZ

£1,200 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



THE ACCOMMODATION

Entrance Hall • Living Room • Inner Hall • Kitchen • Bathroom • Bedroom

CONVENIENTLY LOCATED MODERN BUNGALOW

THE PROPERTY

This smart end-of-terrace modern bungalow is located in a quiet residential close and is ideal for a couple or the single professional.

The bright living room is at the front of the property, with the bedroom at the rear overlooking the garden. There is a well-appointed bathroom and a modern fitted kitchen.

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

The property is available for rent unfurnished.

THE OUTSIDE

There is off-street parking for residents in the courtyard to the front of the bungalow.

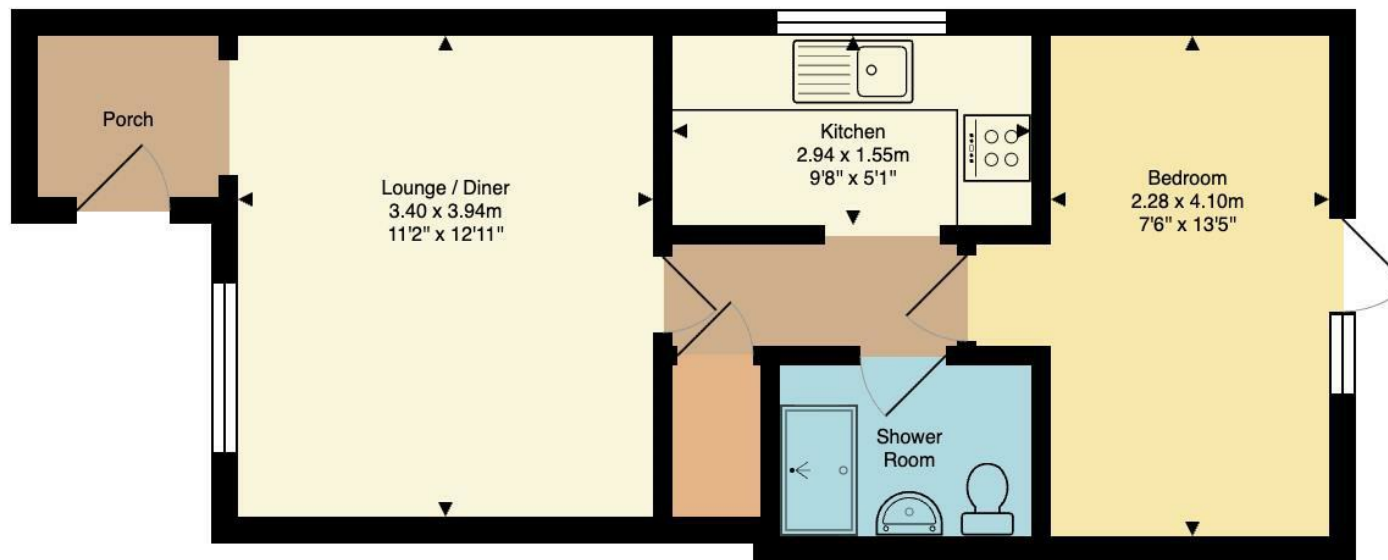
The attractive sun-trap rear garden is south facing and some 23' (7m) in depth. Timber garden shed.

THE LOCATION

Daisy Court is located off Common View just three-quarters of a mile to the east of the town centre and mainline railway station. Letchworth Garden City is on the Cambridge to London Kings Cross mainline and regular services run throughout the day, the fastest to Kings Cross taking just 28 minutes and to Cambridge 26 minutes. Junction 9 on the A1(M) is a 2.3 mile drive away.

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, leisure facilities and attractive open green spaces throughout the town, the most impressive of which, the 63 acres of Norton Common, is within a third of a mile.





Daisy Court, Common View, Letchworth Garden City, SG6 1BZ

Approximate Total Area: 38.1 m² ... 410 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 - 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 - 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

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www.charterwhyman.couk