



4 St. Marys Close • Letchworth Garden City • Hertfordshire • SG6 3NW

Guide Price £375,000

Charter Whyman

TOWN & VILLAGE HOMES



SPACIOUS PURPOSE-BUILT GROUND FLOOR APARTMENT VERY PLEASANT LOCATION & SETTING GARAGE EN BLOC

THE PROPERTY

This spacious purpose-built ground floor apartment has its own external front door and offers spacious accommodation including a fine dual aspect reception room with double-glazed french doors to the beautifully maintained communal courtyard garden. A fitted kitchen, shower room and two double bedrooms, one with its own en suite bathroom complete this attractive home.

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

THE OUTSIDE

The apartment blocks are set in grounds extending to some three-quarters of an acre. In addition to the walled courtyard garden, which is laid to lawn with ornamental conifers, shrubs and trees, there is a further third of an acre of communal gardens with well tended lawns and ornamental shrubs and conifers, backing on to the town's golf course.

The apartment benefits from residents' and visitor's parking and a single garage en bloc.

THE LOCATION

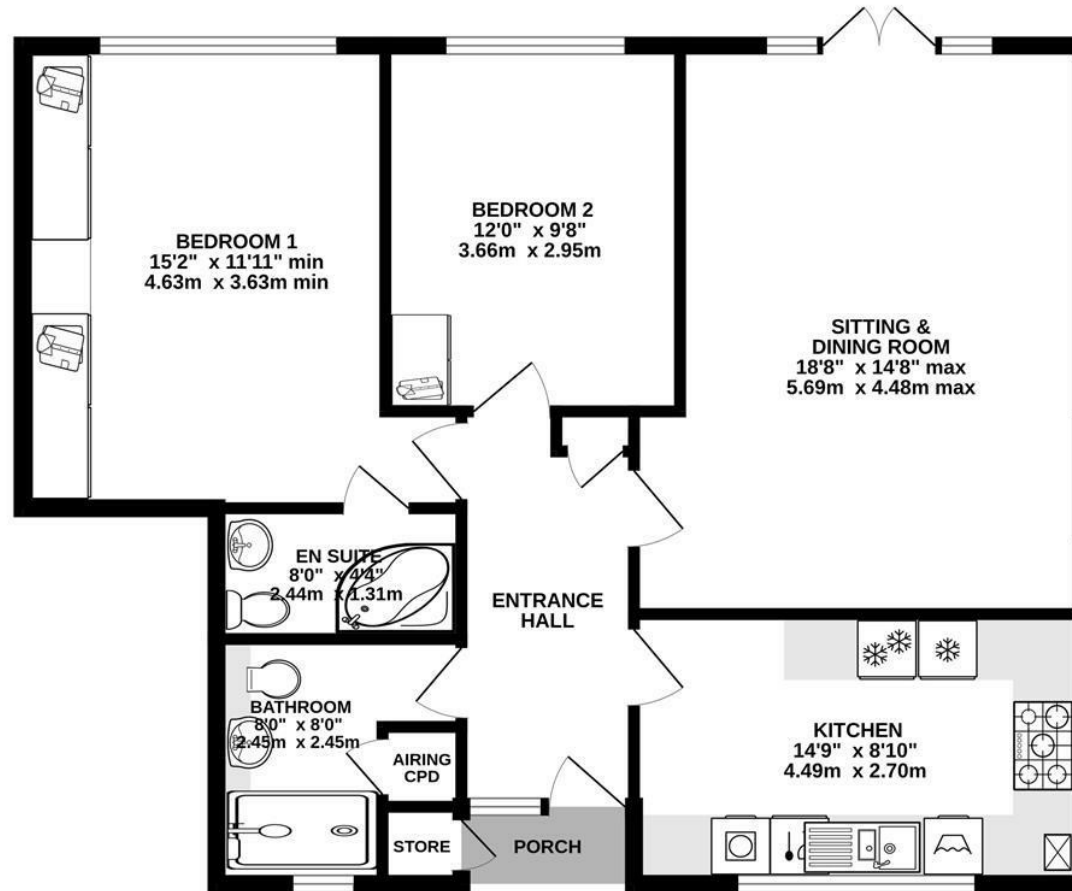
St Mary's Close is located on the favoured south side of the town off Letchworth Lane, adjoining Letchworth Golf Course and the historic St Mary's church. The latter dates from Norman times and was the parish church for the old village of Letchworth, which, together with Willian and Norton, was absorbed into the Garden City. The close is just over a mile from the town centre and within a mile and a quarter of Letchworth Garden City mainline railway station. Letchworth Garden City is on the London to Cambridge mainline and offers regular services throughout the day. The fastest to London King's Cross take just 29 minutes and Cambridge is 29 minutes away in the other direction. Junction 9 on the A1 (M) is 1.4 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 shops, leisure facilities, green open spaces and schools.





GROUND FLOOR
864 sq.ft. (80.3 sq.m.) approx.

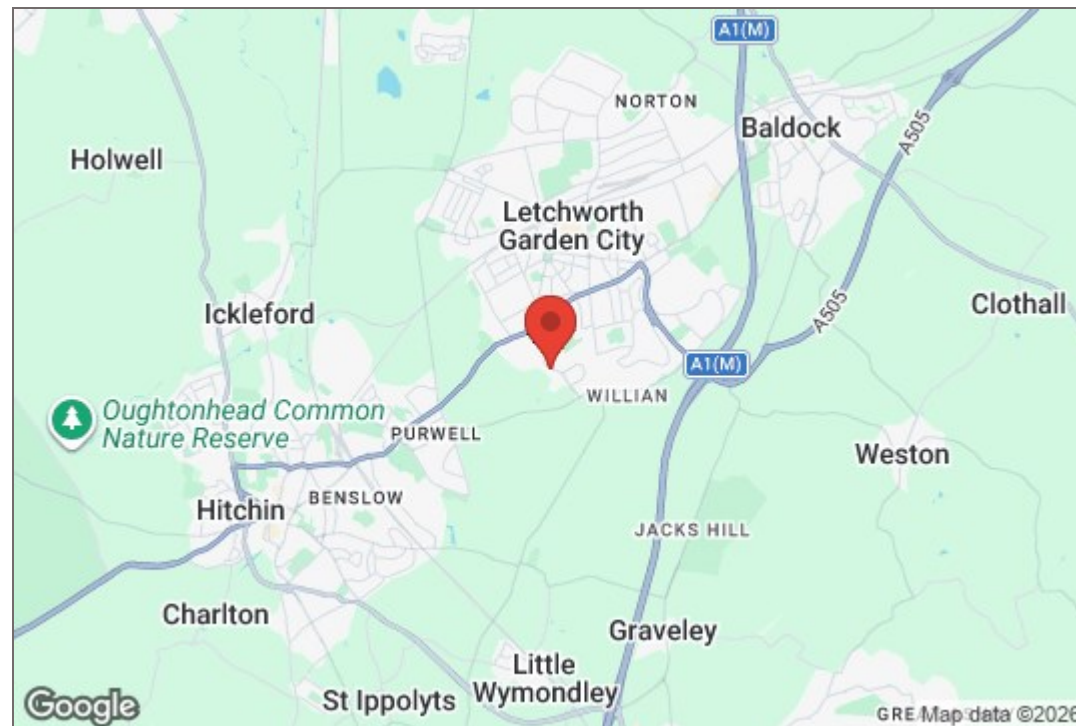


TOTAL FLOOR AREA : 864 sq.ft. (80.3 sq.m.) approx.
Made with Metropix ©2026

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.

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TENURE

LEASEHOLD with a SHARE OF THE FREEHOLD: 990 year term with 932 years remaining. The Freehold is owned by the St Mary's Close Residents' Association. Service Charge: £975 pa plus £485 for buildings insurance.

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

Insulated cavity brickwork. The apartment block has a tiled pitched roof.

SERVICES

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

EPC RATING

Band -

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 - E

CONSERVATION AREA

The property is not located within a 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.lechworth.com

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.co.uk