



18 Horace Gay Gardens • Letchworth Garden City • Hertfordshire • SG6 4XP

Guide Price £150,000

Charter Whyman

TOWN & VILLAGE HOMES



MODERN GROUND FLOOR APARTMENT CONVENIENT LOCATION

THE PROPERTY

A smart one bedroom ground floor maisonette, in a popular area of Letchworth Garden City, the property boasts a large living room with plenty of natural light. The kitchen is just off the living room with plenty of worktop and storage space. The accommodation is completed by a double bedroom and a bathroom.

Additional benefits include electric heating and uPVC double glazed windows.

THE OUTSIDE

The courtyard style rear garden is some 25' (7.68m) in length.

Allocated parking.

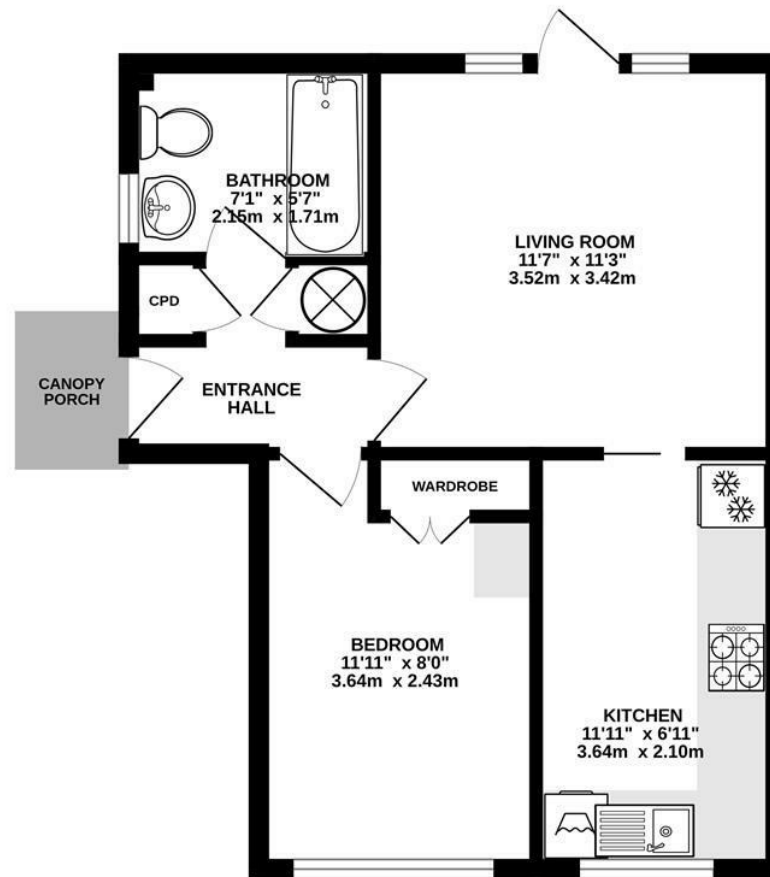
THE LOCATION

The apartment is conveniently located on the north-west side of the town, just half a mile from the town centre and mainline railway station. Letchworth Garden City is on the London Kings Cross to Cambridge mainline and offers regular services throughout the day. The fastest to London Kings Cross take just 28 minutes and Cambridge is 26 minutes away in the other direction. Junction 9 on the A1 (M) is 2.5 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, green open spaces, leisure facilities and schools.



GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 386 sq.ft. (35.9 sq.m.) approx.
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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.

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EPC RATING

Band - C

SERVICES

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

TENURE

LEASEHOLD: 125 year lease from 1990, 89 years unexpired. Ground Rent: £25 pa.

Service Charge: £751.52 pa,

LOCAL AUTHORITY

North Herts District Council

Gernon Road

Letchworth Garden City

Hertfordshire SG6 3BQ

COUNCIL TAX

Band - B

Tel: 01462 474000

www.north-herts.gov.uk

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

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