



25 Martin Way • Letchworth Garden City • Hertfordshire • SG6 4XU

£1,400 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



## NEAT MODERN HOME OFF-STREET PARKING ON WEST SIDE OF TOWN

### THE PROPERTY

This modern terraced property, constructed of insulated cavity brickwork under a pitched tiled roof, benefits from uPVC double-glazed windows and gas fired central heating. The property is finished to a good standard throughout. Boasting a spacious lounge with a fitted kitchen/diner this stunning property offers plenty of space to relax and entertain. On the first floor there are two double bedrooms and a family bathroom.

The property is available for rent unfurnished from the end of January 2025.

### THE OUTSIDE

The front garden is laid to paving and gravel. Two off-street parking spaces.

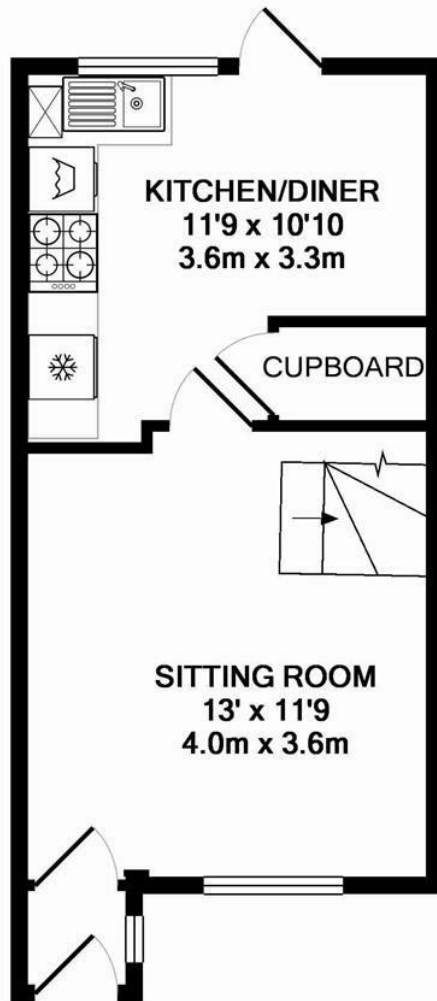
The easy maintenance courtyard style rear garden is some 26' (8.1m) in length and laid to gravel with paved patio and herbaceous bed and border. Shed. Gate to rear.

### THE LOCATION

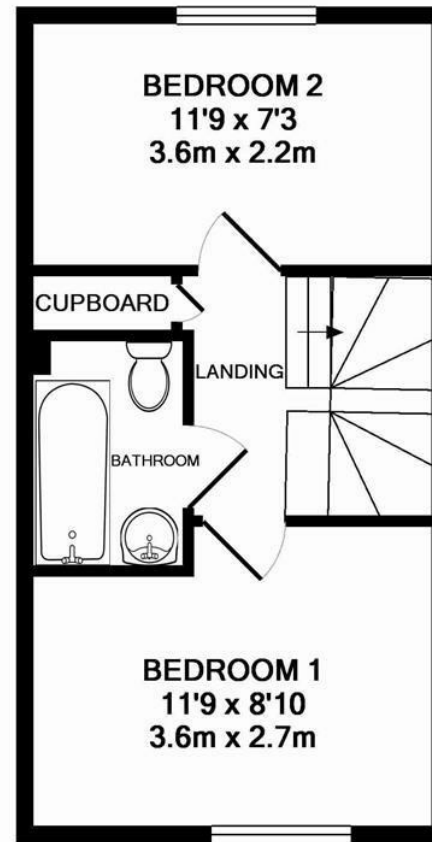
Martin Way is conveniently located just to the west of the town centre, less than a mile from the mainline railway station. Letchworth Garden City is on the Cambridge to London Kings Cross train line with the fastest service to London Kings Cross taking just 29 minutes and Cambridge 28 minutes away in the other direction. Junction 9 on the A1 (M) is just 2.8 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. The town provides excellent schools, shops and leisure facilities.





GROUND FLOOR  
APPROX. FLOOR  
AREA 282 SQ.FT.  
(26.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 271 SQ.FT.  
(25.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 553 SQ.FT. (51.4 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.

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## EPC RATING

Band - C

## SERVICES

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

BROADBAND: A choice of providers with claimed download speeds of up to 10,000 Mbps.

MOBILE SIGNAL: Most providers claim up to 4G coverage, some claim to provide 5G.

## LOCAL AUTHORITY

North Herts District Council

Gernon Road

Letchworth Garden City

Hertfordshire SG6 3BQ

Tel: 01462 474000

[www.north-herts.gov.uk](http://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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[www.charterwhyman.co.uk](http://www.charterwhyman.co.uk)