



16 Bidwell Close • Letchworth Garden City • SG6 1QR

£1,000 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



## SMART PURPOSE-BUILT FIRST FLOOR APARTMENT NEWLY REDECORATED QUIET LOCATION

### THE PROPERTY

This modern purpose-built first floor apartment provides well proportioned accommodation with a through reception room, fitted kitchen, double bedroom and well appointed bathroom. The apartment boasts plenty of natural light

Constructed of insulated cavity brickwork, the flat benefits from uPVC double-glazed windows and new electric room heaters.

The property is available for rent unfurnished.

### THE OUTSIDE

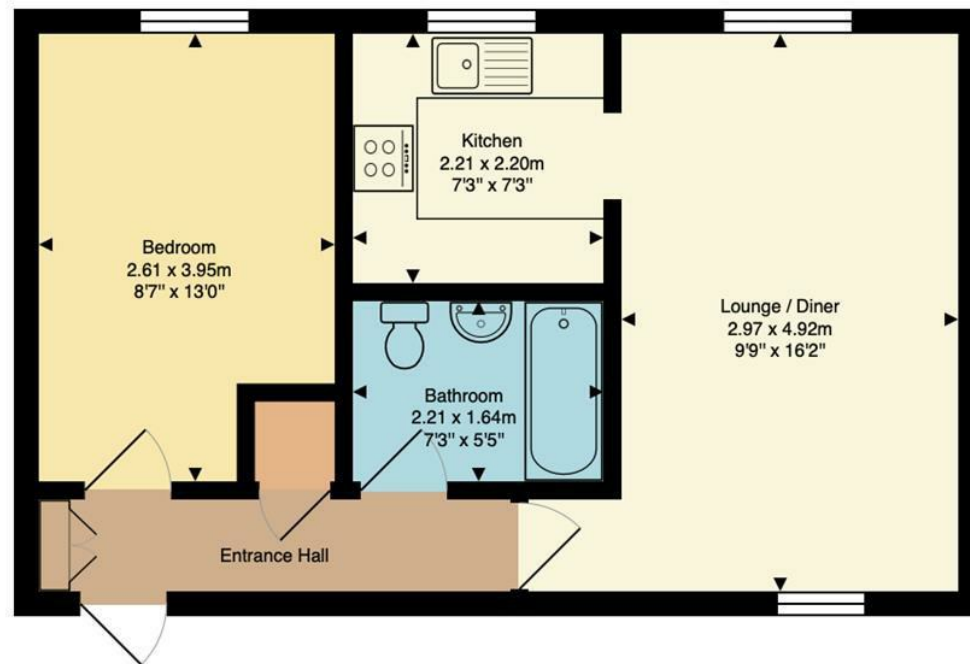
Allocated parking space in adjoining courtyard.

### THE LOCATION

The apartment is conveniently located just half a mile to the east of the town centre and within two-thirds of a mile of the mainline railway station. Letchworth Garden City is on the Cambridge to London mainline and regular services run throughout the day. The fastest service to London King's Cross takes just 29 minutes and Cambridge is 28 minutes away in the other direction. Junction 9 on the A1 (M) is just a mile and a quarter 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, leisure facilities and green open spaces.





Bidwell Close, Letchworth Garden City, SG6 1QR

First floor flat

Approximate Total Area: 39.9 m<sup>2</sup> ... 429 ft<sup>2</sup>

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 - D

## SERVICES

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

**BROADBAND:** A choice of providers with claimed download speeds of up to 1000 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 - 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

01462 685808

[www.charterwhyman.co.uk](http://www.charterwhyman.co.uk)