

23 Pascal Way • Letchworth Garden City • Hertfordshire • SG6 1DL

£1,500 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



SMART TWO BEDROOM HOME
CONVENIENT LOCATION

THE PROPERTY

The house benefits from gas fired central heating, fitted kitchen and bathroom and comes with carpets and some blinds. The kitchen is equipped with a built-in electric oven & grill, a gas hob with chimney style cooker hood over, integrated dishwasher and washing machine, freezer and refrigerator.

The property is available for rent unfurnished.



THE OUTSIDE

The house stands at the head of a residential close behind an open plan front garden laid to lawn with ornamental conifers and pampas grass. There is pedestrian access to the rear garden which is some 25' (7.68m) in length and also laid to lawn with a concrete patio.

Diagonally opposite the house is the garage courtyard. No 23's Garage is located in one of the corners, with an up-and-over roller door and widens out to provide a useful storage area in addition to the space for a car.



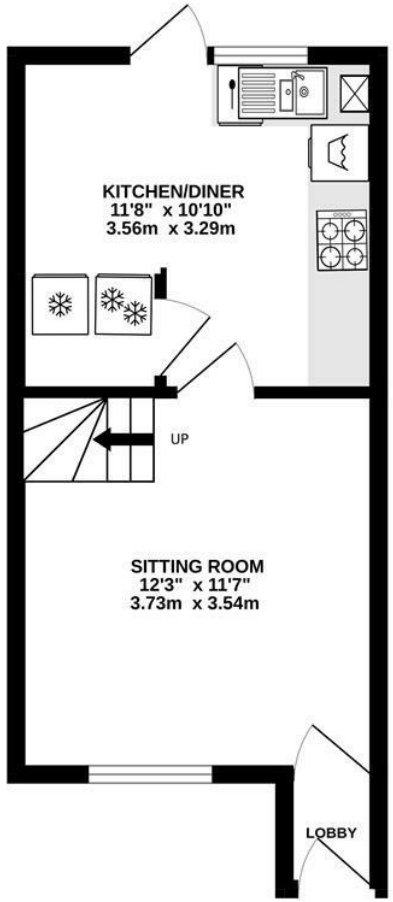
THE LOCATION

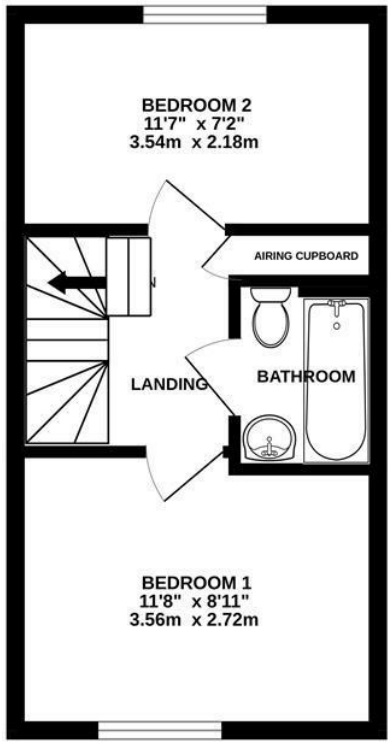
23 Pascal Way is very conveniently located on the east side of Letchworth Garden City, only a mile from the town centre and railway station (an 18 minute walk according to Google). The fastest service to London Kings Cross takes just 29 minutes and Cambridge is 28 minutes away in the other direction. Junction 9 on the A1(M) is a mile 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 schools, shops, green open spaces and other leisure facilities.double click and type your text in here

GROUND FLOOR
279 sq.ft. (25.9 sq.m.) approx.

1ST FLOOR
266 sq.ft. (24.7 sq.m.) approx.





TOTAL FLOOR AREA : 544 sq.ft. (50.6 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, 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

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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