



5 Sollershott Hall • Sollershott East • Letchworth Garden City • Hertfordshire • SG6 3PN
£995 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



CHARACTER 'ARTS & CRAFTS' APARTMENT SET IN COMMUNAL GROUNDS OF 3.67 ACRES CONVENIENT LOCATION

THE PROPERTY

This character apartment is on the first floor of a purpose-built block built in traditional Garden City style. It enjoys pleasant outlooks over the well-maintained communal gardens with their extensive lawns and numerous mature trees. The flat provides two principal rooms, a living room and a bedroom. There is also a fitted kitchen and a modern bathroom.

The apartment benefits from gas fired central heating and secondary double-glazing.

The property is available for rent furnished.

THE OUTSIDE

The apartment is set in attractively landscaped and well-maintained grounds extending to over three and a half acres with lawns, herbaceous beds and borders and many fine mature trees. The parking area provides an allocated off-street parking space and visitors' parking.

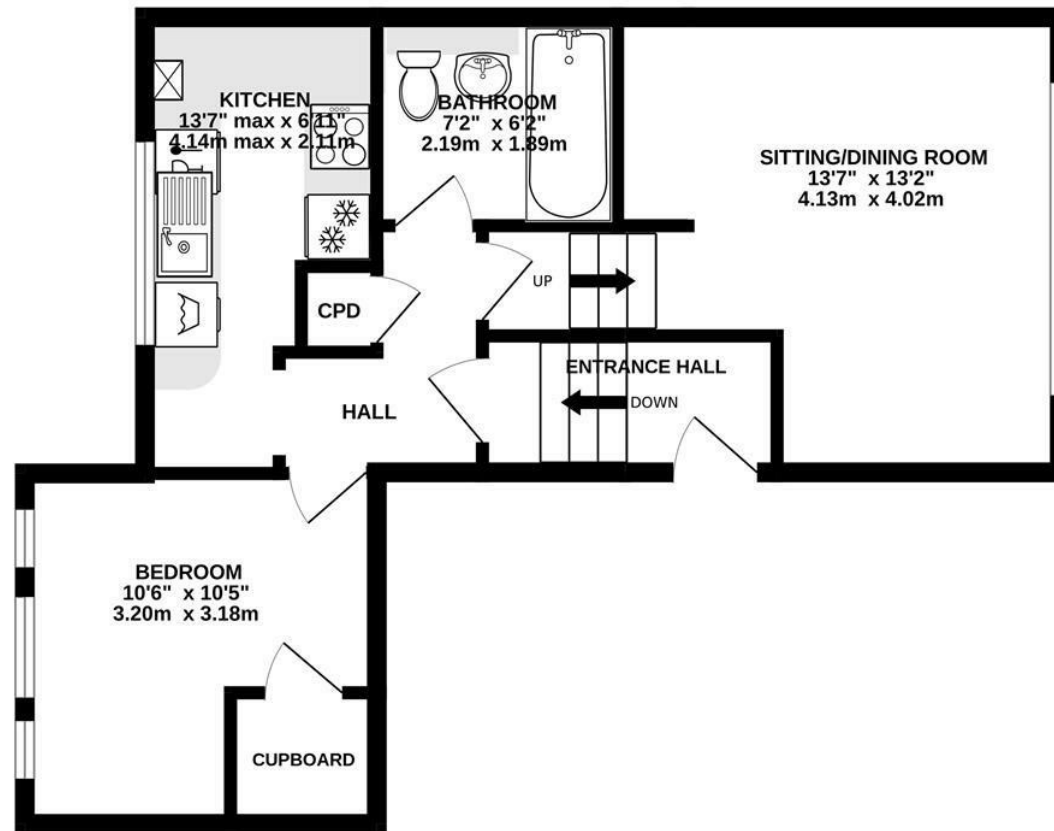
THE LOCATION

Sollershott Hall occupies a premier residential location on the favoured south side of the town within the Letchworth Conservation Area. It is just half a mile from the town centre and 0.7 mile from the mainline railway station. Letchworth Garden City is on the London Kings Cross to Cambridge mainline and the fastest rail 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 1.8 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. It provides excellent schools, shops and leisure facilities.



FIRST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 479 sq.ft. (44.5 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 -

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, O2 claims 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 - 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