

59 Sollershott Hall • Sollershott East • Letchworth • Hertfordshire • SG6 3PW

Guide Price £255,000

Charter Whyman

TOWN & VILLAGE HOMES



GROUND FLOOR APARTMENT
OPENS ONTO SECLUDED LAWN AREA
CHAIN FREE

THE PROPERTY

Set within the grounds of the prestigious Sollershott Hall, one of Letchworth Garden City's most notable early garden city buildings, this attractive purpose-built ground floor apartment offers a superb combination of space and privacy. A particularly appealing feature is its discreet position, with direct access from the living accommodation onto a secluded lawned garden area, providing a peaceful outdoor retreat away from the main communal spaces.

The apartment enjoys light, spacious and well-proportioned accommodation throughout, beginning with a welcoming entrance hall offering excellent internal storage. The fitted kitchen is complemented by a generous lounge/dining room, where a door and glazed panels create a wonderful connection with the garden beyond, allowing natural light to flood the room and enhancing the sense of space.

There are two well-sized double bedrooms, both offering versatile accommodation, together with a neatly appointed bathroom fitted with a white suite and shower attachment over the bath. The overall layout is practical, comfortable and ideally suited to a range of buyers, including first-time purchasers, downsizers and those seeking a conveniently positioned home.

Externally, the property benefits from beautifully maintained communal gardens and extensive grounds, providing an attractive setting in which to relax and unwind. Ample residents' parking further enhances the appeal. An excellent opportunity to acquire a well-positioned apartment in a highly regarded and distinctive setting.





THE LOCATION

Sollershott Hall occupies a premier residential location on the favoured south side of the town. It is just half a mile from the town centre and within three-quarters of a mile of the mainline railway station. Letchworth Garden City is on the London to Cambridge mainline and regular services run throughout the day. The fastest service to London King's Cross takes just 29 minutes and Cambridge is 27 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, green open spaces and leisure facilities.



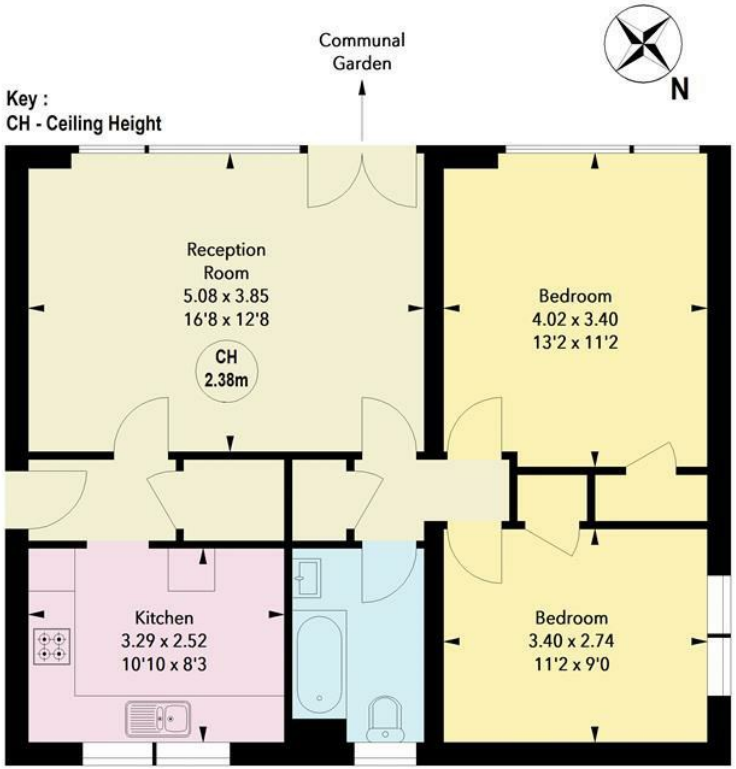






Sollershott Hall, SG6

Approximate Area = 66.24 sq m / 713 sq ft



Ground Floor

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

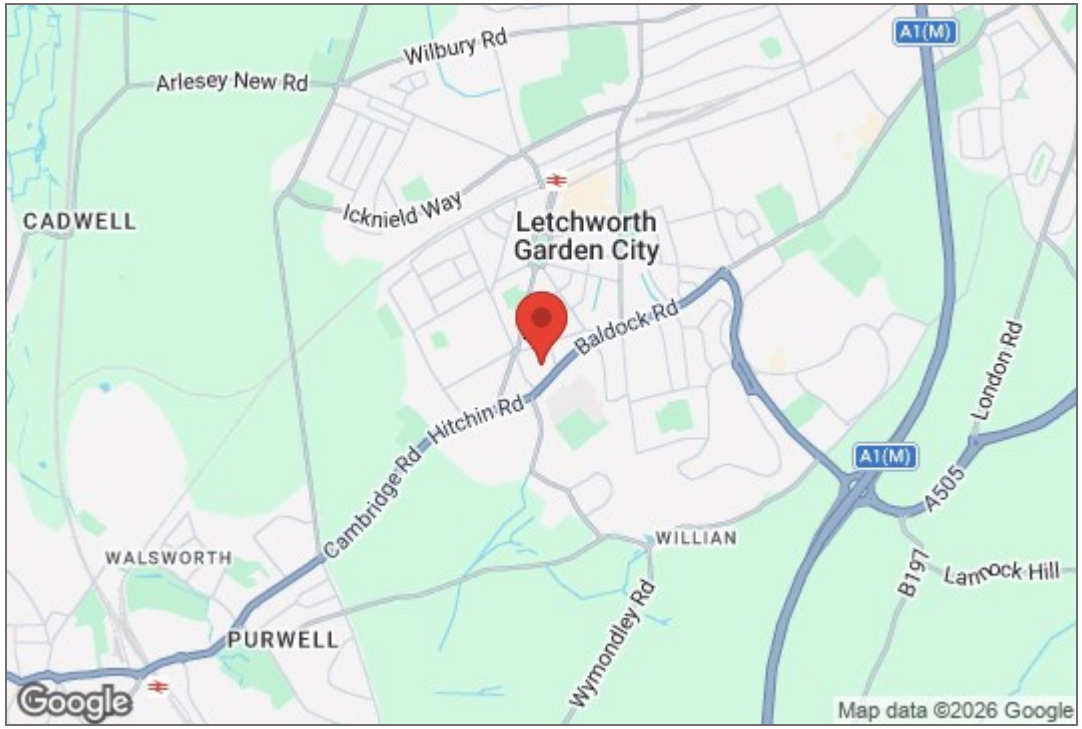
These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area ***may*** include the garage and other areas outside the living space. Whilst we do not doubt the accuracy 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.

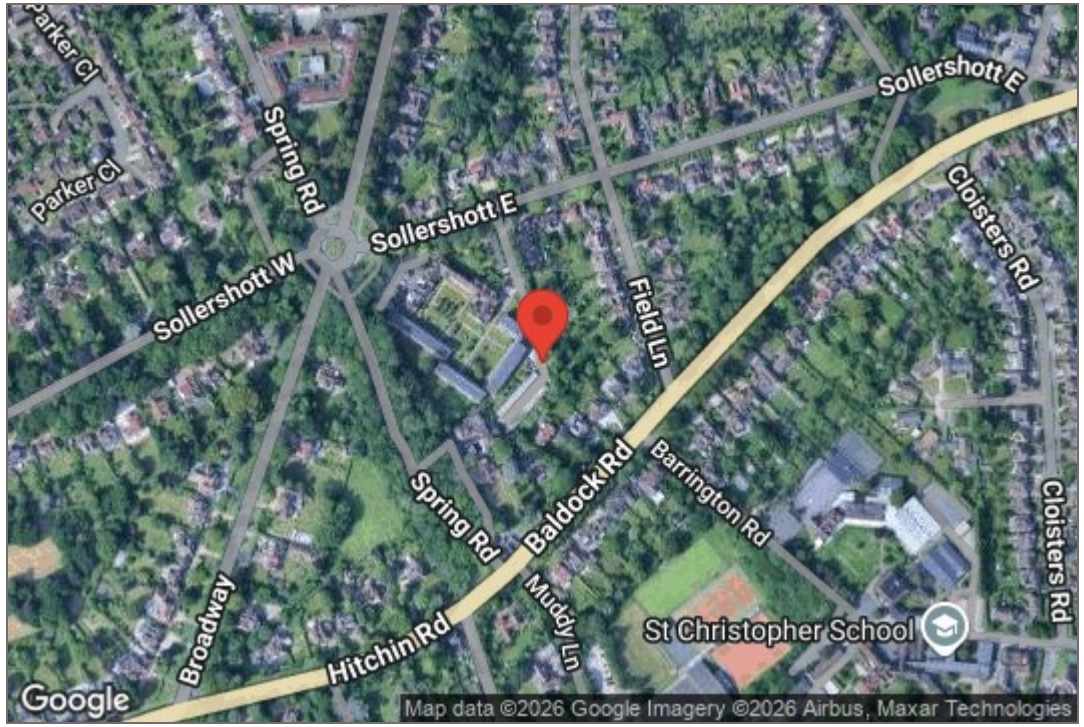
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TOWN & VILLAGE HOMES






Wilbury Rd
Arlesey New Rd
A1(M)
CADWELL
Icknield Way
Letchworth
Garden City
Baldock Rd
Hitchin Rd
Cambridge Rd
London Rd
A505
A1(M)
WILLIAN
WALSWORTH
B197
Lannock Hill
Wymondley Rd
PURWELL
Google
Map data ©2026 Google


Parker Cl
Spring Rd
Sollershott E
Parker Cl
Sollershott W
Sollershott E
Cloisters Rd
Field Ln
Spring Rd
Baldock Rd
Barrington Rd
Cloisters Rd
Broadway
Hitchin Rd
Muddy Ln
St Christopher School
Google
Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

TENURE

LEASEHOLD
999 YEARS FROM 1948 WITH 999 YEARS REMAINING AS LEASE RECENTLY RENEWED
A SERVICE CHARGE OF £2,513 PER ANNUM, TO INCLUDE GROUND RENT

RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

CONSTRUCTION

Brick under a tiled roof

SERVICES

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

EPC RATING

Band - D

BROADBAND SPEED

A choice of provider claiming up to 1,000 Mbps.

MOBILE SIGNAL

Most providers claim up to 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

CONSERVATION AREA

The property is located with in the conservation area

THE LETCHWORTH GARDEN CITY HERITAGE FOUNDATION

To maintain the integrity of the Garden City concept and design, properties are subject to the additional planning requirements of the Heritage Foundation.

Tel: 01462 530350
www.letchworth.com

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.couk