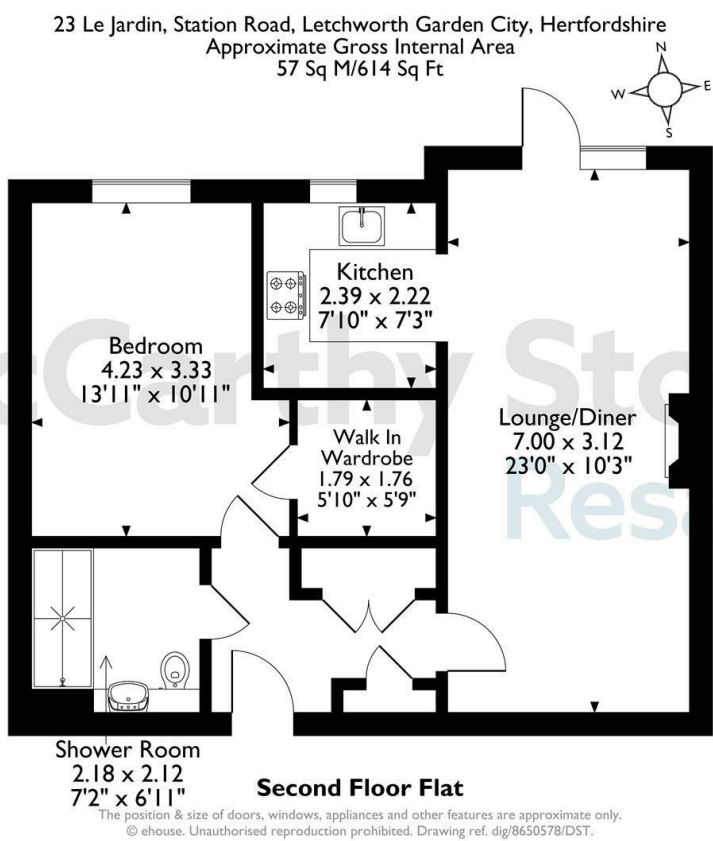


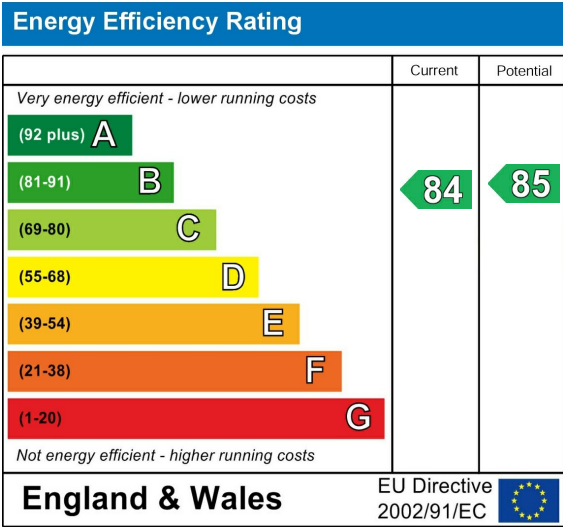
23 Le Jardin

Station Road, Letchworth Garden City, SG6 3BA

PRICE  
REDUCED



Council Tax Band: B



This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



PRICE REDUCTION

Asking price £250,000 Leasehold

A spacious one bedroom second floor apartment situated within a popular MCCARTHY STONE retirement development.

\*\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*\*

Call us on 0345 556 4104 to find out more.

# Le Jardin, Station Road, Letchworth Garden

1 Bed | £250,000

PRICE  
REDUCED

### Le Jardin

This stunning 'Platinum Range' McCarthy & Stone development is located within the attractive town of Letchworth Garden City, Hertfordshire. 'Le Jardin' comprises 25 luxury apartments and has been specifically designed to offer the very best in Retirement Living - for those aged the over 60 (joint age is 55) and is conveniently positioned in the heart of the town with all amenities conveniently close at hand. The development features a beautiful landscaped garden and a Garden Room - perfect for sitting in with friends and family on a summer's afternoon! Visitors are able to enjoy a coffee in the elegant 'Club Lounge' and should they wish to stay over there is also a Guest Suite available. There is a dedicated House Manager on hand to take care of the day to day running of the development and to answer any queries you may have. For added peace of mind, all apartments benefit from a video entry system and 24-hour emergency call link to the House Manager (or out of hours service).

### Local Area

Set in the heart of the world's first Garden City with tree-lined streets and plenty of interesting and exciting places to explore, combining the best of town and country living. Local attractions include Stotfold Watermill, Royston Cave and Benington Lordship Gardens, all well worth a visit. For shopping, there's everything you need at hand; the Garden Square shopping centre connects with Leys Avenue and Eastcheap where you will find an abundance of bars, cafes, restaurants, independent retailers and well known high street brands as well as Morrisons supermarket and Sainsbury's local. On the third Saturday of each month there's a farmers market held in Leys square, offering a range of various food items. If you desire to travel further afield, the local train station runs regular services to London, Cambridge and Stevenage to name but a few. Bus services are also available. If traveling by car, the A1(M) is easily accessed and provides many travel options both north and south.

### Entrance Hall

Front door with spy hole leads into the entrance hall. Door opening to storage cupboard. Further doors lead to the shower room, bedroom and lounge. Ceiling light fitting. A wall mounted

emergency call module. Further safety features consist of a smoke detector and secure entry system. Underfloor heating runs throughout the apartment.

### Lounge

A bright and spacious lounge with French doors opening inwards to reveal a Juliet balcony allowing lots of natural light into the room. There's ample room for a dining table and an electric fire with surround which acts as an attractive focal point. TV and telephone point, power points, two decorative ceiling lights. Part glazed door leads to a separate kitchen.

### Kitchen

A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. Electric opening window sits above a single sink unit with drainer and mixer tap. Integrated electric oven, built in microwave and ceramic four ringed hob with extractor hood above. Integral fridge and freezer and dishwasher. Tiled floor, power points and ceiling downlights.

### Bedroom

Spacious double bedroom with benefit of a walk-in wardrobe providing hanging rails and shelving. TV and phone point, curtains and light fitting.

### Shower Room

Fully fitted with suite comprising of level access double shower with screen and hand-rail. Low level WC, vanity storage unit with wash basin and illuminated mirror above. Wall and floor tiles. Ceiling spot lights and slip resistant flooring and electric heated towel rail. Emergency pull cord.

### Service Charge

- House Manager
- Cleaning of communal areas and windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV licence. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Annual Service charge £3,954.15 for financial year ending 30/6/2026.

\*Free Entitlement Service\* Check out benefits you may be entitled to.

### Lease Information

Ground rent: £425 per annum  
Ground rent review: March 2029  
Lease: 999 Years from March 2014

### Car Parking Scheme

Car parking spaces can be rented for £250 per annum and are subject to availability. Please speak to your House Manager for further information.

### Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT
- Fibre to the Cabinet Broadband & Copper Broadband available
  - Mains water and electricity
  - Electric room heating
  - Mains drainage

