



10 Roxley Manor • Willian • Letchworth Garden City • SG6 2DP

£1,600 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



THE PROPERTY

This immaculately presented first floor luxury apartment can be found within a breathtaking 17th century manor house.

The apartment seamlessly blends the best of traditional and modern with high ceilings and large rooms giving a feeling of light and space.

The accommodation, which is delightfully quirky, includes, an entrance hall, generous sitting / dining room with large windows overlooking the garden, fitted kitchen, two sizable double bedrooms, both with wardrobes and both with an en-suite shower room.

The apartment is available to rent unfurnished.

THE OUTSIDE

The communal grounds, which are tended by gardeners, extend to approximately 5 acres and are surrounded by open countryside. The manor is situated just outside the lovely village of Willian and is close to the Letchworth Greenway a circular country path around the Garden City.

Allocated parking and visitor parking available. There is also a useful storage shed.

THE LOCATION

Roxley Manor is set in a converted 17th-century country house within its own grounds, about 3 miles from both Hitchin and Letchworth, each with shops, pubs, and restaurants.

The property is close to the Letchworth Greenway, a circular country path around the Garden City Rightmove+1. The surrounding area is rural, with communal gardens of around 4.5–5 acres and open countryside



Roxley Manor, SG6

Approximate Area = 116.50 sq m / 1254 sq ft



First Floor



Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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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:

MOBILE SIGNAL:

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 - E



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

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www.charterwhyman.couk