



8 Drey House • Gernon Road • Letchworth Garden City • Hertfordshire • SG6 3DU

Guide Price £285,000

Charter Whyman

TOWN & VILLAGE HOMES



SPACIOUS FIRST FLOOR APARTMENT  
EXCELLENT EPC RATING  
VERY CENTRAL LOCATION

## THE PROPERTY

This spacious and well-proportioned purpose-built apartment is situated on the first floor of a three-storey block. It provides a large living room with fitted kitchen area, double bedroom, second double bedroom or study, well-appointed bathroom and laundry/boiler cupboard. It enjoys the security of a video entry-phone system linked to the external front door.

Constructed only five years ago of insulated brickwork, the apartment benefits from an excellent energy efficiency rating, uPVC double-glazed windows and independent gas fired central heating.

The property is available CHAIN FREE AND COMES WITH A 1 YEAR PARKING PERMIT

## THE LOCATION

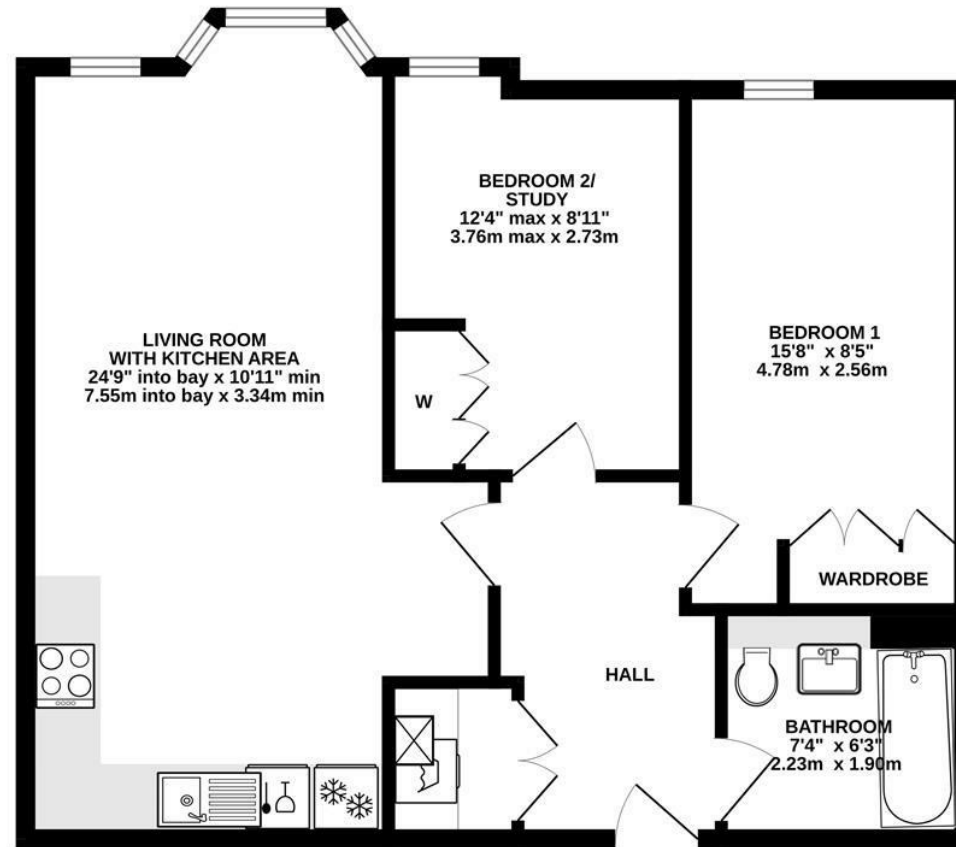
The apartment enjoys a very convenient central location, set right in the heart of the town within the Letchworth Conservation Area, adjoining the main shopping centre and within a third of a mile of the mainline railway station. Letchworth Garden City is on the Cambridge to London mainline and regular services run throughout the day. The fastest service to London King's Cross takes just 29 minutes and Cambridge is 28 minutes away in the other direction. Junction 9 on the A1(M) is just 1.6 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. The town provides excellent schools, shops, leisure facilities and green open spaces.





FIRST FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 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. 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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## TENURE

### LEASEHOLD

WITH APPROXIMATELY 161 YEARS REMAINING. GROUND RENT OF £150 PER ANNUM.  
SERVICE CHARGE OF £1,250 PER ANNUM.

## 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.

## CONSTRUCTION

Brick built under a pitched tiled roof

## SERVICES

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

## EPC RATING

Band - B

## BROADBAND SPEED

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

## MOBILE SIGNAL

Most providers claim 4G, O2 claims 5G.

## LOCAL AUTHORITY

North Herts District Council  
Gernon Road  
Letchworth Garden City  
Hertfordshire SG6 3BQ

Tel: 01462 474000  
[www.north-herts.gov.uk](http://www.north-herts.gov.uk)

## COUNCIL TAX

Band - C

## CONSERVATION AREA

The property is located in a conservation area.

## 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.

## 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](http://www.charterwhyman.co.uk)