



30 Upper Maylins • Letchworth Garden City • Hertfordshire • SG6 2SA

£1,800 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



REMARKABLY SPACIOUS MODERN HOME
EXCEPTIONALLY FLEXIBLE ACCOMMODATION
EASY MAINTENANCE GARDENS

THE PROPERTY

This deceptively and remarkably spacious modern home provides very versatile accommodation. The layout is somewhat unconventional, so it is difficult to apply a specific label to some of the rooms as they lend themselves to a variety of uses. It could be described as having anything between three and six bedrooms and from two to five reception rooms. Make your own choices and take advantage of the flexibility to suit your needs.

There is also a kitchen and shower room/WC on the ground floor and a bathroom/WC on the first. The house benefits from uPVC double-glazed windows and gas fired central heating.

The property is available for rent unfurnished.

THE OUTSIDE

The gardens are designed for easy maintenance with a concrete forecourt providing off-street parking for two cars.

To the rear is a brick paved courtyard, some 16'6" in depth, and a timber garden shed.

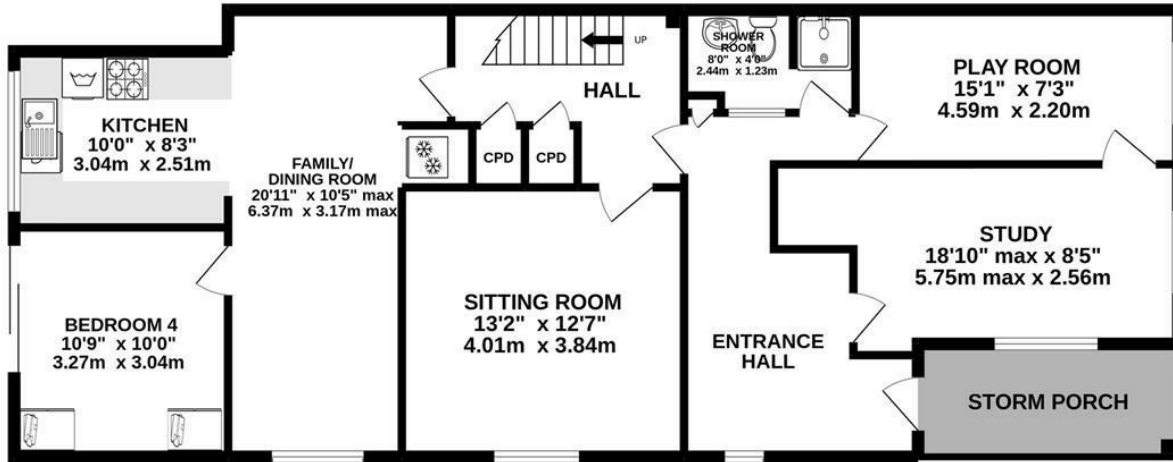
THE LOCATION

Upper Maylins is located on the south east side of the town within a mile and three-quarters of the centre and mainline railway station. Letchworth Garden City is on the Cambridge to London Kings Cross mainline with the fastest service to London Kings Cross taking just 28 minutes and Cambridge 26 minutes away in the other direction. Junction 9 on the A1 (M) is just a mile away by car.

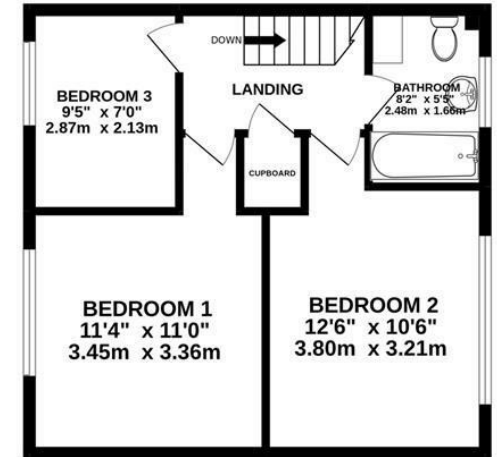
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent shops, leisure facilities, schools and green open spaces.



GROUND FLOOR
986 sq.ft. (91.6 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1427 sq.ft. (132.5 sq.m.) approx.
Made with Metropix ©2022

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.

Charter Whyman

TOWN & VILLAGE HOMES



EPC RATING

Band - C

SERVICES

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

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

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