



12 Ralph Swinger Place • Letchworth Garden City • Hertfordshire • SG6 3GZ

Guide Price £450,000

Charter Whyman

TOWN & VILLAGE HOMES





SPACIOUS MODERN COTTAGE DESIGNED FOR A VERY COMFORTABLE RETIREMENT IN A WELL MANAGED COMPLEX

THE PROPERTY

This exceptional modern cottage forms part of an outstanding complex designed for independent, active living in retirement. The complex is owned by RSP Estates Ltd, a company wholly owned by the residents; the owner of each property automatically becomes a shareholder in the company, which in turn employs the management company to care for the estate. Estate staff are on site for 5 hours each working weekday, managing the estate and caring for the grounds and communal indoor swimming pool. There is an optional 'lifeline' telephone service and occupation is limited to those over 55.

All properties on the complex are of a high standard and No 12 is no exception. It has flexible accommodation with three reception rooms, kitchen and laundry/WC on the ground floor, which benefits from underfloor heating. There are two large double bedrooms, a shower room and a study area to the landing on the first floor.

The house is double-glazed and the central heating is supplied by a gas fired boiler.

THE OUTSIDE

The apartments and houses of Ralph Swingler Place are set in grounds of over 2 acres, which include beautifully maintained communal gardens. No 12 also has a private garden, the front garden being fronted by a hedge and holly trees and laid to a well-stocked shrub bed with a paved path to the front door. The rear garden extends some 12' (3.7m) from the rear of the garden room, but appears much larger as it opens to the communal gardens. It is laid to lawn with paved patio and herbaceous border with ornamental shrubs and rose bushes.

The residents have exclusive use of a heated indoor swimming pool.

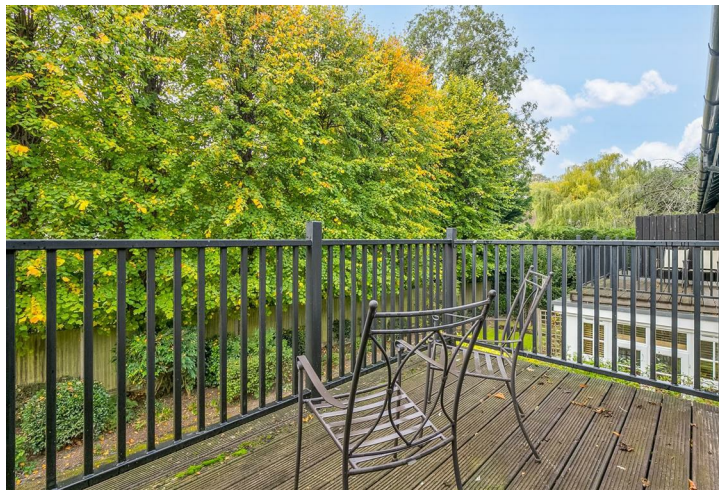
The property has an allocated parking space and a tandem length garage en bloc. Visitors' parking is available within the complex.

THE LOCATION

Ralph Swingler Place is conveniently located at the eastern end of Sollerishott East 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 Cambridge to London mainline with services running regularly throughout the day. The fastest service to London King's Cross takes just 29 minutes with Cambridge 27 minutes away in the other direction. Junction 9 on the A1 (M) is only 2.2 miles away by car.

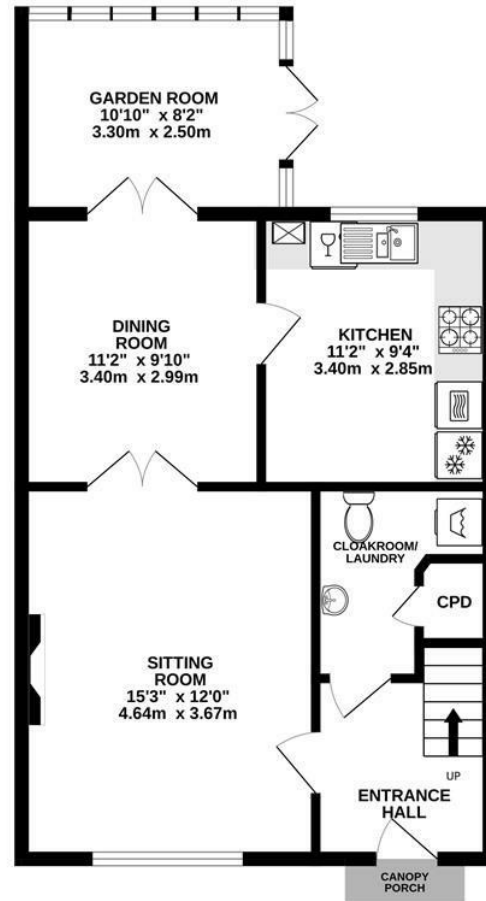
Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim. The town provides excellent schools, shops, leisure facilities and green open spaces. There is a doctors'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



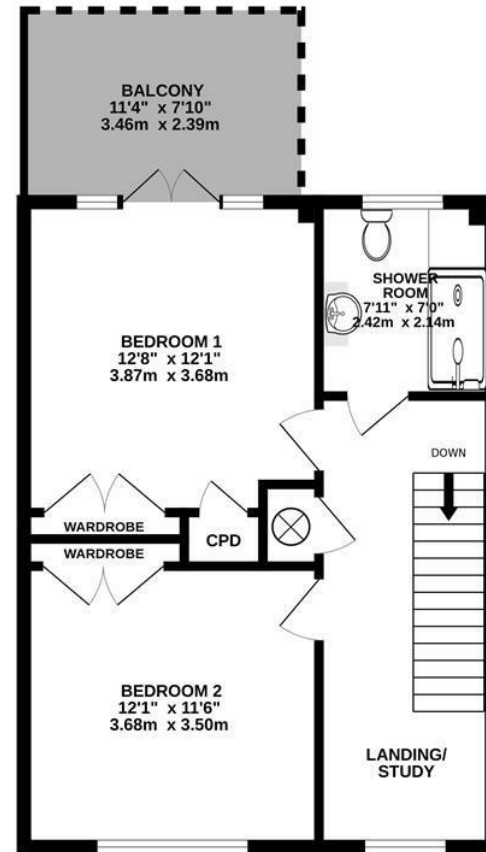




GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 1095 sq.ft. (101.8 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 - SHARE OF FREEHOLD: 990 year term with 973 years remaining. Each property owns a share in the company which owns the Freehold. Current Service Charge: £5,160 pa - this includes all exterior painting and gardening as well as building maintenance, insurance, swimming pool upkeep.

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

Modern insulated cavity and timber frame construction, roughcast rendered externally, under a pitched tiled roof.

SERVICES

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

EPC RATING

Band - C

BROADBAND SPEED

A choice of providers with claimed download speeds of up to 42 Mbps.

MOBILE SIGNAL

Most providers claim up to 5G coverage.

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 - D

CONSERVATION AREA

The property is located within the Letchworth 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.lechworth.com

VIEWING APPOINTMENTS

All viewing and negotiations strictly through
Charter Whyman.

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37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

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www.charterwhyman.co.uk