



3 St. Marys Close • Letchworth Garden City • Hertfordshire • SG6 3NW

£1,600 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



SPACIOUS PURPOSE-BUILT FIRST FLOOR APARTMENT VERY PLEASANT LOCATION & SETTING GARAGE EN BLOC

THE PROPERTY

This spacious and very smartly presented apartment has its own external front door opening to an entrance hall on the ground floor. The principal accommodation is on the first floor with two double bedrooms, both with built-in wardrobes, and a well-appointed bathroom with both shower and bath. The open-plan reception area provides a generously proportioned sitting room with a 'Juliet' balcony to one of its two aspects and a dining room. A modern fitted kitchen completes the accommodation.

The apartment benefits from uPVC double-glazed windows, its own independent gas fired central heating system and attractive views of the historic St Mary's church.

The property is available for rent furnished.

THE OUTSIDE

The apartments are set in well maintained landscaped grounds of over half an acre. The gardens are laid to lawns with ornamental conifers and shrubs. To the rear the grounds are separated from the adjoining golf course by a laurel hedge with a gate to the golf club.

The tarmac forecourt provides residents' and visitors' parking.

THE LOCATION

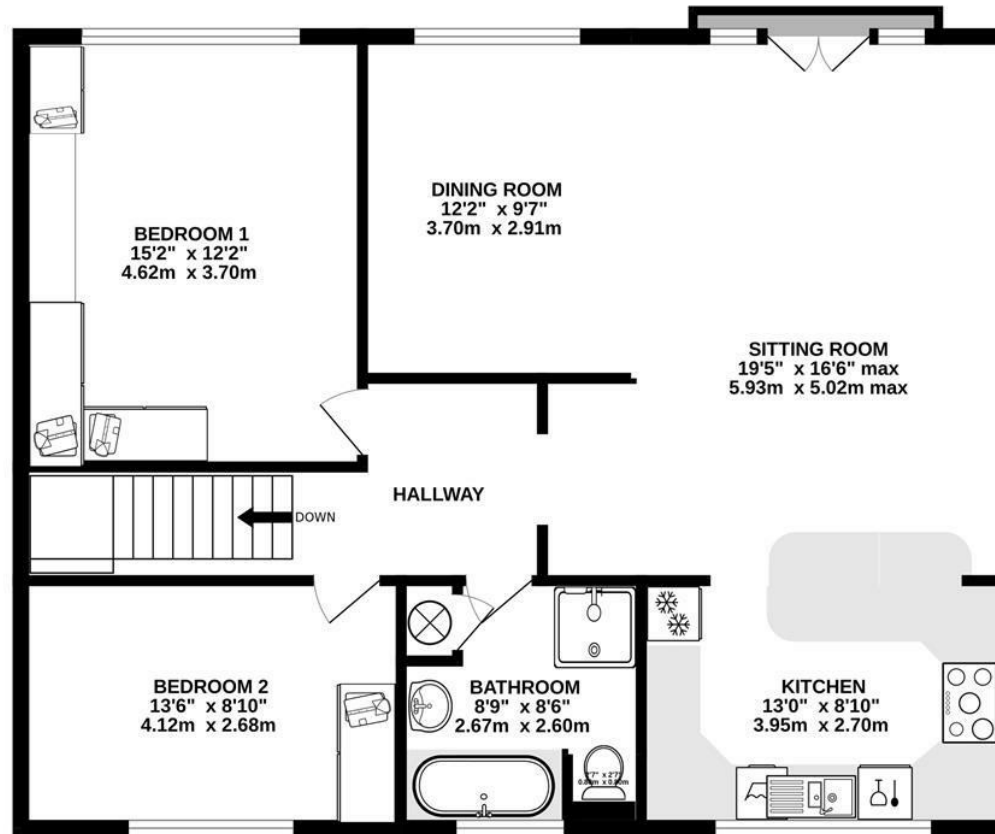
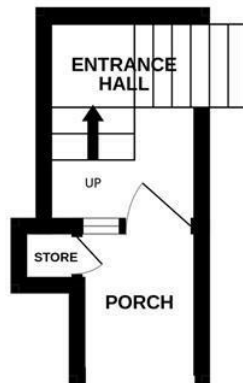
St Mary's Close is located on the favoured south side of the town off Letchworth Lane, adjoining Letchworth Golf Course and the historic St Mary's church. The latter dates from Norman times and was the parish church for the old village of Letchworth, which, together with Willian and Norton, was absorbed into the Garden City. The close is just over a mile from the town centre and within a mile and a quarter of Letchworth Garden City mainline railway station. Letchworth Garden City is on the London Kings Cross to Cambridge mainline and offers regular services throughout the day. The fastest to London Kings Cross take just 28 minutes and Cambridge is 26 minutes away in the other direction. Junction 9 on the A1(M) is 1.4 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. It provides excellent shops, leisure facilities, green open spaces and schools.



1ST FLOOR
983 sq.ft. (91.3 sq.m.) approx.

GROUND FLOOR
70 sq.ft. (6.5 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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. 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: A choice of providers with claimed download speeds of up to 1,000 Mbps.

MOBILE SIGNAL : Most providers claim up to 5G coverage, some only 4G.

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

01462 685808

www.charterwhyman.co.uk