



50 Lindsell Avenue • Letchworth Garden City • Hertfordshire • SG6 4DQ

Guide Price £250,000

Charter Whyman

TOWN & VILLAGE HOMES



## STYLISH MODERN MEWS APARTMENT OPEN-PLAN LIVING SPACE OFF-STREET PARKING

### THE PROPERTY

This modern mews style apartment has an entrance hall and study area on the ground floor with the main accommodation above. A spacious open-plan living space provides sitting, dining and fitted kitchen areas, complemented by a double bedroom with built-in wardrobe and storage and a well appointed bathroom.

The apartment benefits from uPVC double-glazed windows and gas fired central heating.

### THE OUTSIDE

The two mews apartments in the block are approached via a brick paved parking and garage courtyard off the main run of Lindsell Avenue with an allocated parking space outside the front door.

To the rear is a small private paved courtyard some 17'9" (5.4m) in width.

### THE LOCATION

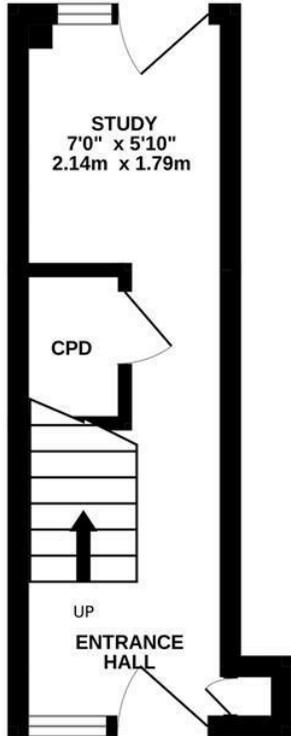
Lindsell Avenue is conveniently located on the west side of the town, just three-quarters of a mile from the town centre and mainline railway station. Letchworth Garden City is on the London to Cambridge mainline and regular services run throughout the day. The fastest services to London King's Cross take only 29 minutes; Cambridge is also 29 minutes away in the opposite direction. Junction 9 on the A1 (M) is 2.6 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 and the town provides excellent schools, shops, green open spaces and leisure facilities.

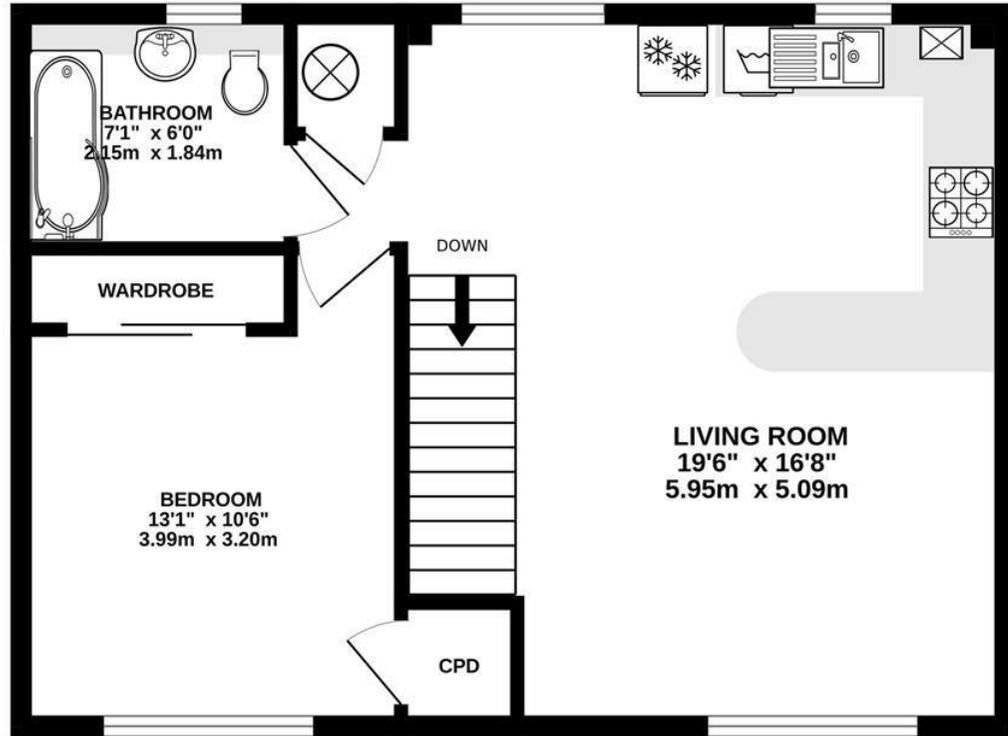




GROUND FLOOR  
116 sq.ft. (10.8 sq.m.) approx.



1ST FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



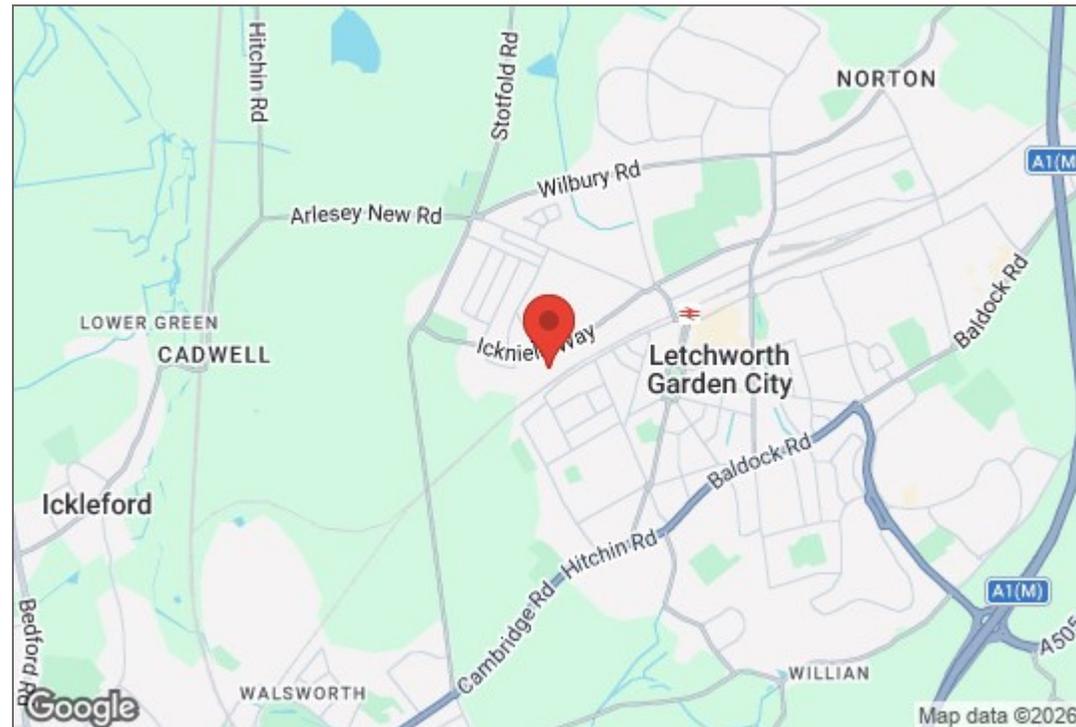
TOTAL FLOOR AREA : 646 sq.ft. (60.0 sq.m.) approx.

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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: 150 years from 2007, 131 year remaining. Peppercorn Ground Rent.

## 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

Insulated cavity brickwork under a tiled pitched roof.

## SERVICES

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

## EPC RATING

Band -

## BROADBAND SPEED

A choice of provider claiming up to 10,000 Mbps.

## MOBILE SIGNAL

Most providers claim up to 5G coverage, a few only 4G.

## 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 - B

## CONSERVATION AREA

The property is not located within a 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.letchworth.com](http://www.letchworth.com)

## 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)