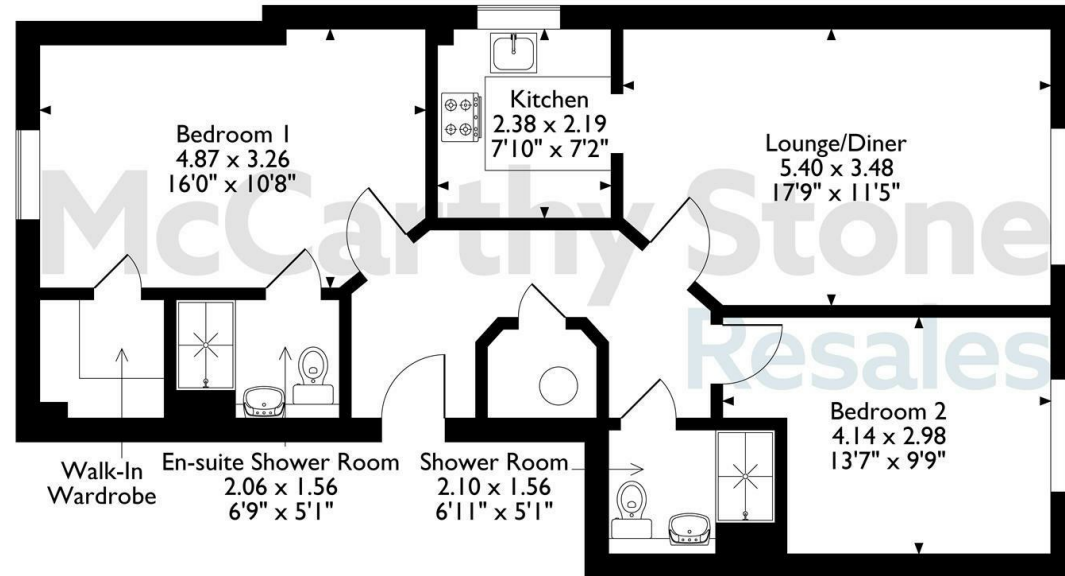


8 Le Jardin, Station Road, Letchworth Garden City, Hertfordshire  
Approximate Gross Internal Area  
71 Sq M/764 Sq Ft



**First Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>	<b>81</b>	<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**8 Le Jardin**

Station Road, Letchworth Garden City, SG6 3BA

**PRICE REDUCED**



**PRICE REDUCTION**

**Asking price £380,000 Leasehold**

A WONDERFULLY presented two bedroomed retirement apartment. Located on the FIRST FLOOR this stupendous apartment boasts a WALK-IN WARDROBE and an EN-SUITE in the master bedroom.

**\*\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*\***

**Call us on 0345 556 4104 to find out more.**

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you



# Le Jardin, 20-22 Station Road, Letchworth,

## 2 Bed | £380,000

PRICE  
REDUCED

### Le Jardin

This stunning 'Platinum Range' McCarthy & Stone development is located within the attractive town of Letchworth Garden City, Hertfordshire. 'Le Jardin' comprises 25 luxury apartments and has been specifically designed to offer the very best in Retirement Living - for those aged the over 60 (joint age is 55) and is conveniently positioned in the heart of the town with all amenities conveniently close at hand. The development features a beautiful landscaped garden and a Garden Room - perfect for sitting in with friends and family on a summer's afternoon! Visitors are able to enjoy a coffee in the elegant 'Club Lounge' and should they wish to stay over there is also a Guest Suite available. There is a dedicated House Manager on hand to take care of the day to day running of the development and to answer any queries you may have. For added peace of mind, all apartments benefit from a video entry system and 24 hour emergency call link to the House Manager (or out of hours service).

### Local Area

Set in the heart of the world's first Garden City with tree-lined streets and plenty of interesting and exciting places to explore, combining the best of town and country living. Local attractions include Stotfold Watermill, Royston Cave and Benington Lordship Gardens, all well worth a visit. For shopping, there's everything you need at hand; the Garden Square shopping centre connects with Leys Avenue and Eastcheap where you will find an abundance of bars, cafes, restaurants, independent retailers and well known high street brands as well as Morrisons supermarket and Sainsbury's local. On the third Saturday of each month there's a farmers market held in Leys square, offering a range of various food items. If you desire to travel further afield, the local train station runs regular services to London, Cambridge and Stevenage to name but a few. Bus services are also available. If traveling by car, the A1(M) is easily accessed and provides many travel options both north and south.

### Apartment Overview

Beautifully presented apartment benefitting from a spacious living room, master bedroom with a walk-in wardrobe and an en-suite bathroom, modern kitchen and purpose built shower room.

### Entrance Hall

Front door with spy hole leading to the spacious entrance hall. Large walk-in storage/utility cupboard. Ceiling spot lights, wall mounted emergency call module. Further safety features consist of an intruder alarm, smoke detector and secure entry system. Underfloor heating runs throughout the apartment. Doors leading to living room, bedrooms and shower room.

### Living Room

A bright and spacious living room allowing plenty of natural light in. TV and telephone point. Power points. Two decorative ceiling lights, carpets. Part glazed door leads to a separate kitchen. Curtains and light shade will not be included.

### Kitchen

A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. Auto opening opening double glazed window sits above a single sink unit with drainer and mixer tap. Integrated electric oven with built in microwave over. Ceramic four ringed hob with extractor hood above. Integral fridge and freezer and dishwasher. Washer dryer. Tiled floor. Power points, ceiling downlights.

### Master Bedroom

Double bedroom with walk-in wardrobe providing hanging rails and shelving and also an en-suite bathroom. Ceiling lights, TV and phone point, fitted carpets. Curtains and light shade will not be included.

### Bedroom Two

Double bedroom with double glazed window which would be perfect for use as a study, dining room or hobby room. Ceiling lights, TV and phone point, fitted carpets. Curtains and light shade will not be included.

### Shower Room

Fully fitted with suite comprising of double shower with screen and hand-rail. Low level WC, vanity storage unit with wash basin and illuminated mirror above. Wall and floor tiles. Ceiling spot lights and slip resistant flooring. Emergency pull cord. Electric heated towel rail.

### Service Charge

- House Manager
- Cleaning of communal areas and windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The annual service charge is £5931.24 for financial year ending 30/06/2026.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to. The Service charge does not cover external costs such as your Council Tax, electricity or TV licence. To find out more about the service charges please contact your Property Consultant or Estate Manager

### Ground Rent

Annual charge: £495

### Lease Information

999 Years from March 2014

### Car Parking Scheme

Car parking spaces can be rented for £250 per annum and are subject to availability. Please speak to your House Manager for further information.

### Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT
- Fibre to the Cabinet Broadband & Copper Broadband available
  - Mains water and electricity
  - Electric room heating
  - Mains drainage

