



18 Horace Gay Gardens • Letchworth Garden City • Hertfordshire • SG6 4XP

£1,200 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



THE ACCOMMODATION

Canopy Porch • Entrance Hall • Living Room • Kitchen • Bedroom • Bathroom

MODERN GROUND FLOOR APARTMENT CONVENIENT LOCATION

THE PROPERTY

A smart one bedroom ground floor maisonette, in a popular area of Letchworth Garden City, the property boasts a large living room with plenty of natural light. The kitchen is just off the living room with plenty of worktop and storage space. White goods are also included. The accommodation is completed by a double bedroom with fitted wardrobes and a bathroom.

Additional benefits include electric heating and double glazing.

The property is available to rent unfurnished.

THE OUTSIDE

The courtyard style rear garden is some 25' (7.68m) in length.

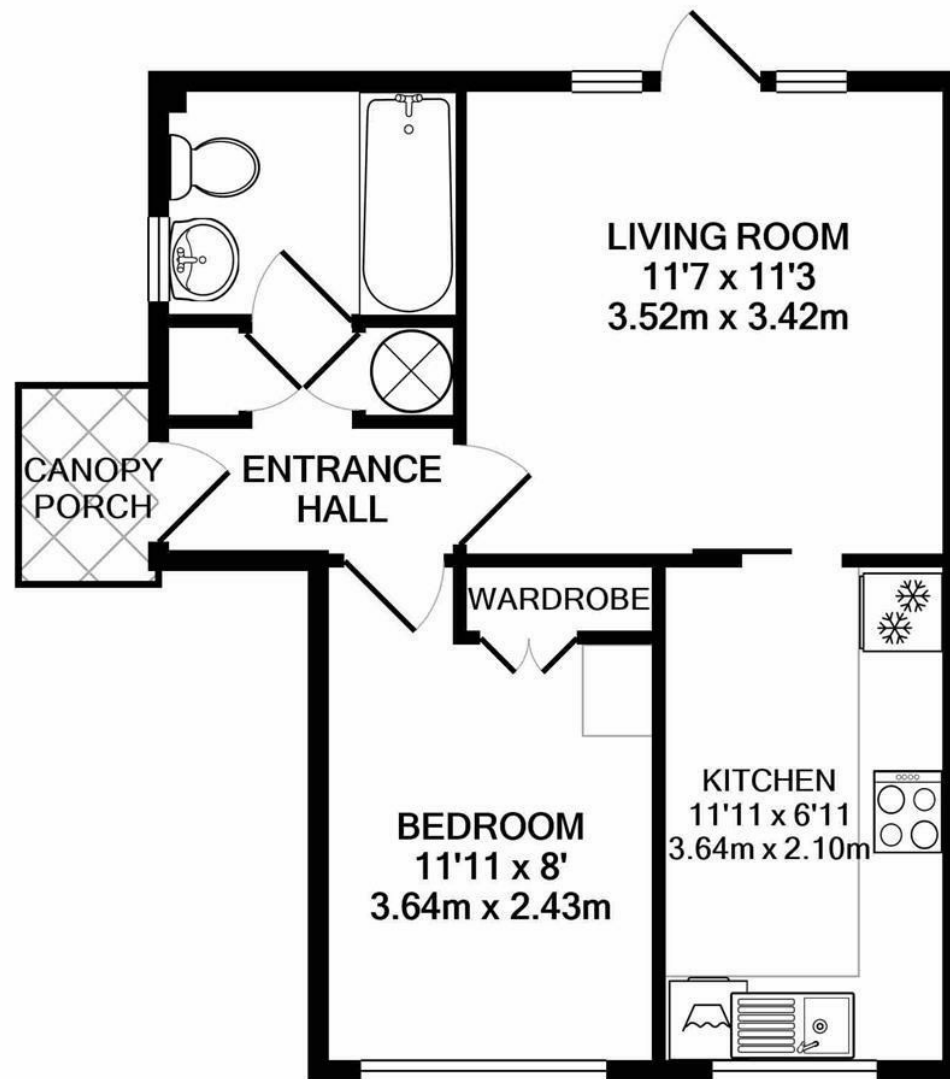
Allocated off street parking for one vehicle.

THE LOCATION

The apartment is conveniently located on the north-west side of the town, just half a mile from the town centre and 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 27 minutes and Cambridge is 28 minutes away in the other direction. Junction 9 on the A1 (M) is 2.5 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 and schools.





TOTAL APPROX. FLOOR AREA 386 SQ.FT. (35.8 SQ.M.)
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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.

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 - B



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.couk