



62 Marmet Avenue • Letchworth Garden City • Hertfordshire • SG6 4QE

£950 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



THE ACCOMMODATION

Communal Entrance & Inner Halls • Private Entrance Hall • Sitting & Dining Room • Kitchen • Bedroom 1 • Bedroom 2 • Shower Room

WELL PRESENTED MODERN GROUND FLOOR APARTMENT CONVENIENT LOCATION

THE PROPERTY

This smart purpose-built apartment is on the ground floor of a well-maintained modern block. The two good bedrooms are served by a well-appointed shower room and the kitchen leads off the combined sitting and dining room.

The apartment benefits from uPVC double-glazed windows and electric heating.

The property is available for rent unfurnished.

THE OUTSIDE

The apartment block is set in neatly kept communal grounds laid to lawn with ornamental shrubs and hedges.

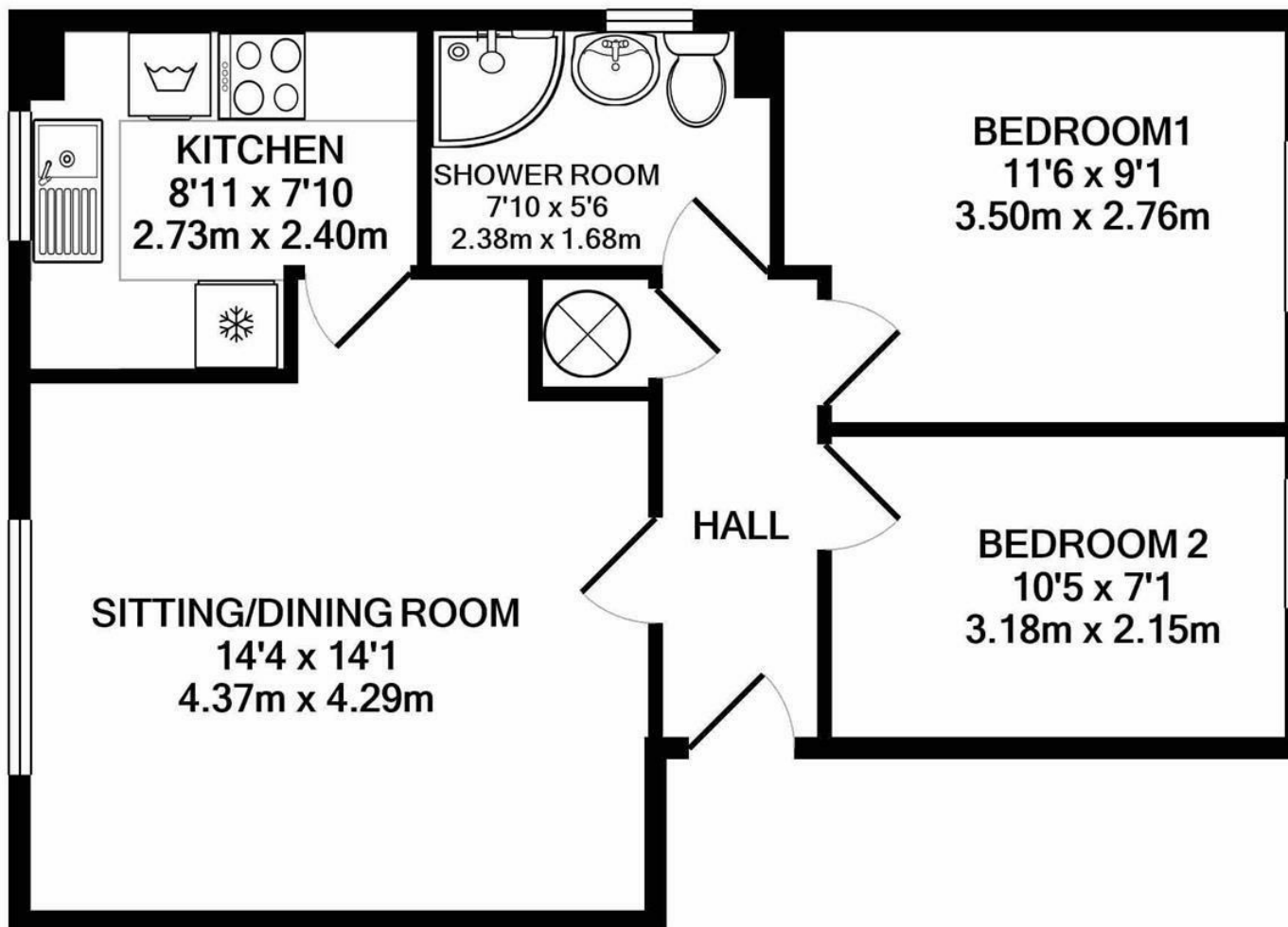
Parking is available in the adjoining courtyard with one allocated space.

THE LOCATION

Marnet Avenue is conveniently located just half a mile to the west of the town centre and mainline railway station. Letchworth Garden City is on the Cambridge to London King's Cross mainline and regular services run throughout the day. The fastest services to London King's Cross take only 28 minutes; Cambridge is 26 minutes away in the opposite direction. Junction 9 on the A1(M) is 2.3 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.





TOTAL APPROX. FLOOR AREA 506 SQ.FT. (47.0 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 - D

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.co.uk