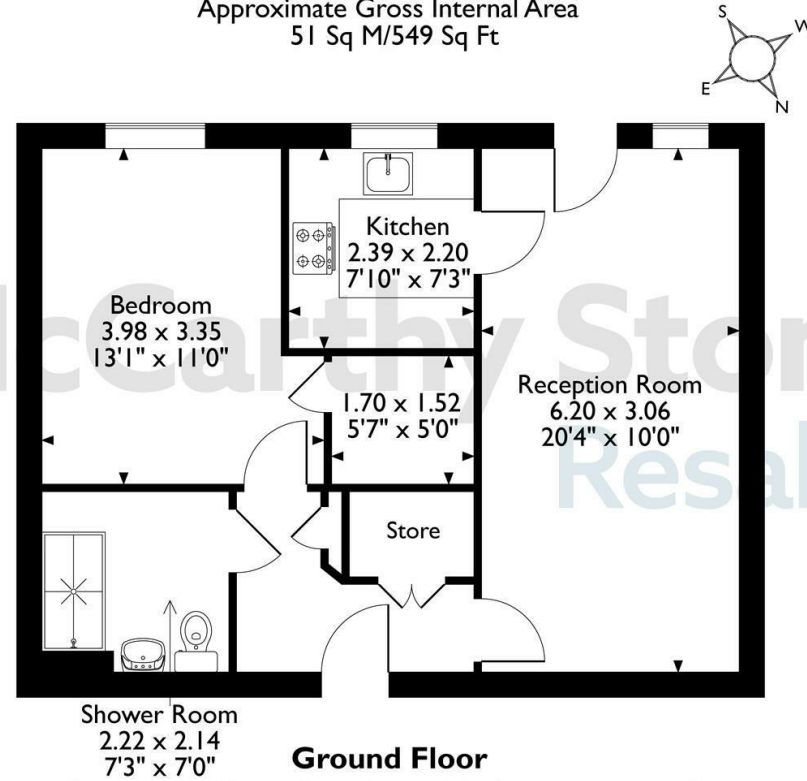


3 Le Jardin, Station Road, Letchworth Garden City, Hertfordshire  
Approximate Gross Internal Area  
51 Sq M/549 Sq Ft

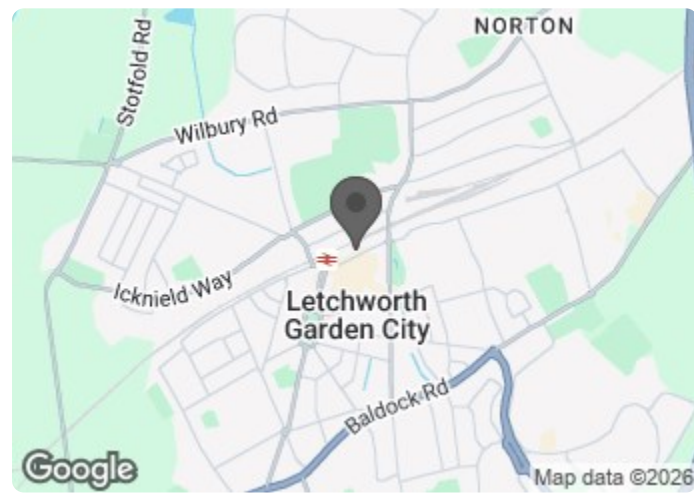


Shower Room  
2.22 x 2.14  
7'3" x 7'0"

**Ground Floor**

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</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		

### 3 Le Jardin

Station Road, Letchworth Garden City, SG6 3BA



**Asking price £280,000 Leasehold**

A well-presented, bright south-west facing one bedroom ground floor apartment, featuring patio door that open directly onto the communal grounds. Le Jardin is popular McCarthy Stone retirement living development with on-site house manager and communal club lounge.

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

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Registered in England and Wales No. 10716544



# Le Jardin, Station Road, Letchworth Garden City, SG6 3BA

## 1 Bed | £280,000

### 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 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.

### Entrance Hall

Front door with spy hole leads into the spacious entrance hall with access to a walk in storage cupboard. A wall mounted emergency call module. Further safety features consist of a

smoke detector and secure entry system. Doors leading to the living room, bedroom and shower room.

### Living Room

A beautifully bright, south-west facing living room featuring French doors that open directly onto the communal grounds. The room includes a feature electric fire with surround and offers ample space for dining. It is equipped with TV and telephone points, raised-height power sockets, and two ceiling lights. Door leads onto a separate kitchen.

### Kitchen

A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. South west facing window sits above a single drainer sink unit with mixer tap. NEFF electric oven and microwave, ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Tiled floor, power points and ceiling downlights.

### Bedroom

A bright south-west facing double bedroom with a door leading to a walk-in wardrobe, complete with shelving and hanging rails. The room also benefits from a TV and telephone point, raised power sockets, and a fitted light fixture.

### Shower Room

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

### 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 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.

Annual Service charge £3,954.15 for financial year ending 30/6/2026.

### Lease Information

Lease : 999 Years from 1st March 2014

Ground rent: £425 per annum.

Ground rent review: 1st March 2029

### 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.
  - 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 available
  - Mains water and electricity
  - Electric room heating
  - Mains drainage

