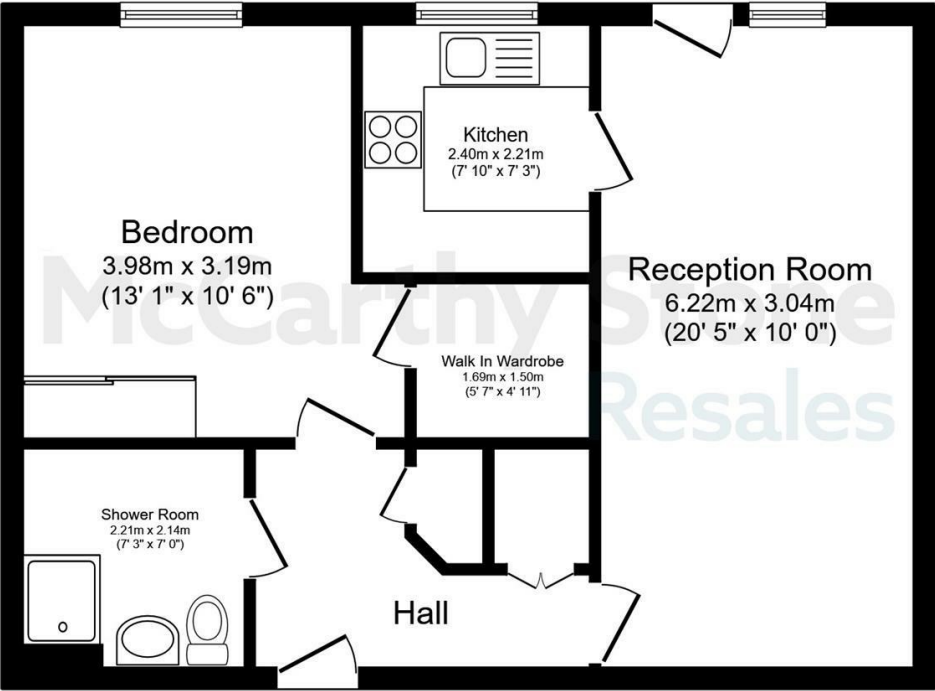




Total floor area 53.7 sq.m. (578 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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10 Le Jardin

Station Road, Letchworth Garden City, SG6 3BA



Asking price £250,000 Leasehold

A STUNNING one bedroom SOUTH-WESTERLY facing apartment on the FIRST FLOOR. LIVING ROOM has LARGE windows allowing LIGHT to FLOOD the room. This apartment also offers a WALK-IN WARDROBE with plenty of storage space.

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

Call us on 0345 556 4104 to find out more.

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

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.

Apartment Overview

This beautifully presented bright and spacious apartment has large double glazed windows and a Juliet balcony in the living room, providing plenty of natural light. The modern kitchen is well equipped has all the facilities you need whilst the double bedroom has built in storage and a walk in wardrobe offering

plenty of space. The contemporary level access shower room completes this wonderful apartment.

Entrance Hall

Front door with spy hole leads into the spacious entrance hall with access to a walk in storage cupboard. Ceiling light fitting. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system. Underfloor heating runs throughout the apartment. Doors leading to the living room, bedroom and shower room.

Reception Room

The reception room features a Juliet balcony and an additional double-glazed window, providing excellent natural light. Further benefits include TV and telephone points, power sockets, two ceiling lights, carpets, curtains, and blinds.

Kitchen

A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. A double-glazed window sits above the stainless-steel sink and drainer with mixer tap, allowing for plenty of natural light. Integrated fridge freezer and a built in electric oven positioned at waist height for convince and a microwave above. Also offering a four-ring electric hob, complemented by a tiled splash-back and stainless-steel chimney extractor hood.

Bedroom

A spacious double bedroom offering excellent storage, including a built-in wardrobe with sliding doors and a substantial walk-in wardrobe fitted with hanging rails and shelving. Further features include ceiling lighting, TV and telephone points, fitted carpets, curtains, and a light fitting.

Shower Room

Well-appointed shower room featuring a level-access double shower with glazed screen and grab rail, a low level WC, and a contemporary vanity unit with integrated wash basin and illuminated mirror above. Finished with stylish wall and floor tiling, ceiling spotlights, and slip-resistant flooring. Further benefits include an electric heated towel rail and an emergency pull cord for added peace of mind.

Service Charge

- House Manager
- Cleaning of communal areas and windows

1 bed | £250,000

- 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

Annual Service charge £3,954.19 for financial year ending 30/06/2027.

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

Ground Rent: £425 per annum.
Ground rent review: 1st March 2029

Lease Information

999 Years from 1st March 2014

Car Parking Scheme

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

Additional Services & Information

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

