



179 Glebe Road | Letchworth Garden City | Hertfordshire | SG6 1DZ

£1,300 Per Month

Charter Whyman

EXPERIENCED | INDEPENDENT | RECOMMENDED



LOCATION

Glebe Road is very conveniently located just to the north of the centre of Letchworth Garden City, close to the attractive open spaces of Norton Common and only a mile from the railway station. From the station you can easily access London and Cambridge. 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 schools, shops and leisure facilities.

THE ACCOMMODATION

Entrance Lobby | Living Room 13'7" x 12'0" | Kitchen 12'7" x 7'11" | Conservatory 13'2" x 5'3" | Bathroom

Landing | Bedroom One 14'1" x 10'0" | En suite Cloakroom/WC | Bedroom Two 10'2" x 7'9" | Bedroom Three 8'11" x 7'3"

Shed 14'7" x 8'4"

THE PROPERTY

This pleasant traditional Garden City cottage has been well updated and offers an exceptionally large lounge, three double bedrooms and a lovely functional kitchen. It boasts a front garden which is laid to concrete with a herbaceous border and the 52' long rear garden is impressive.

OUTSIDE SPACE

The house benefits from a lovely rear garden complete with a storage unit at the end. There is a path leading from one end of the garden to the other with a lawned area on both sides.

EPC
EPC - TBC

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

RENT

The rent is payable monthly in advance. The first payment is normally by direct transfer with subsequent payments to be by Standing Order. Alternative arrangements may be considered by prior agreement.

CONTRACT LENGTH

The contract is for the period of one year with the possibility of a break clause. Should the successful applicant require longer this will be considered favourably.

AVAILABILITY

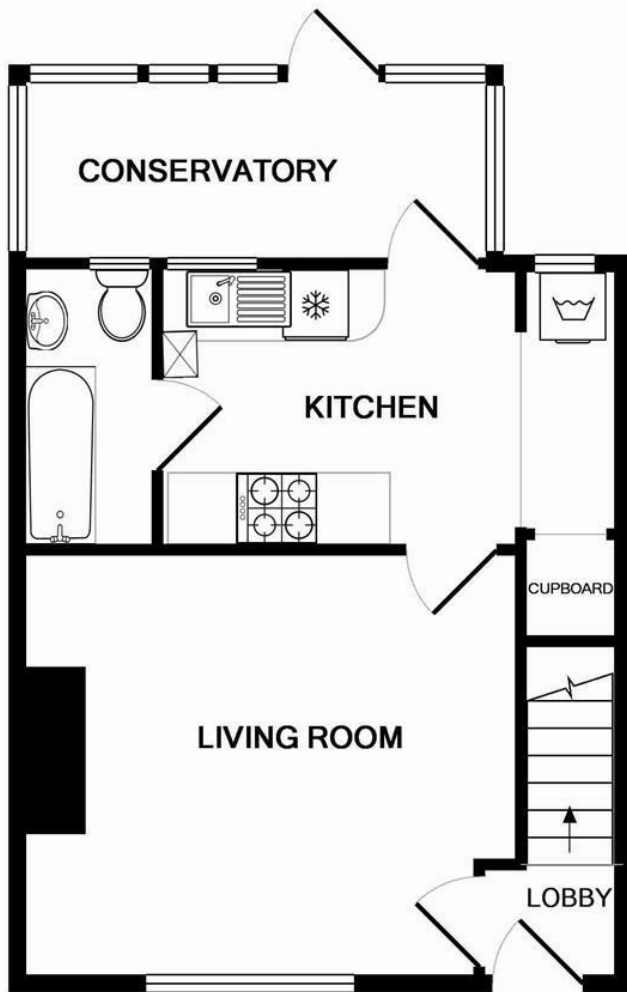
The house is available from the 15th of January. The contract is for the period of one year with the possibility of a break clause.

DEPOSIT

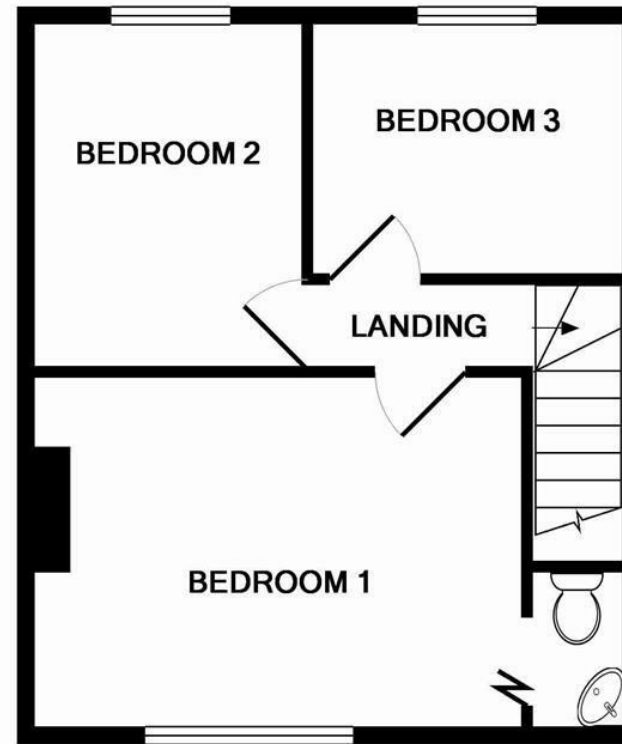
You will also be required to pay a dilapidations deposit equivalent to 1½ month's rent prior to the start of your tenancy. This will be lodged with the "Deposit Protection Service".

Pets are not permitted. However, if the Landlord agrees to allow a pet, the dilapidations deposit required will be equivalent to 2 months' rent.





GROUND FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 328 SQ.FT.
(30.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 722 SQ.FT. (67.0 SQ.M.)

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Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.



TENANT FEE'S

Application/Administration fee:

Single Applicant £234 including VAT

Each additional Applicant £138 including VAT

Guarantor (if required) £114 including VAT

Renewal fee (should you wish to extend your tenancy beyond its initial term and the Landlord is agreeable): £120 including VAT

Inventory check-out charge payable at end of tenancy.

A full scale of charges is available on request.

VIEWINGS

All viewing and negotiations strictly through Charter Whyman.



Jonathan Charter

We hope that this brochure provides you with the information that you require.

If there is anything else that you would like to know then please do not hesitate to contact us.

Charter Whyman



Andrew Whyman

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