



37 Wissen Drive • Letchworth Garden City • Hertfordshire • SG6 1FT

£1,300 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



## THE ACCOMMODATION

Communal Entrance Hall, Staircases and Landings

Second Floor Communal Landing • Private Entrance Hall • Open-plan Living Room with fitted Kitchen area • Master Bedroom with en suite Shower Room • Bedroom 2 •  
Family Bathroom  
Allocated Parking Space

## STYLISH MODERN APARTMENT OPEN-PLAN LIVING ROOM WITH FITTED KITCHEN AREA MASTER BEDROOM WITH EN SUITE SHOWER ROOM

### THE PROPERTY

This stylish modern two bedroom apartment is situated on the second floor of a well managed purpose-built four storey block. The external appearance has been cleverly designed to echo the original Garden City style, whilst inside you will find a very impressive modern apartment. The attractive open-plan living room includes a fitted kitchen area and opens to a 'Juliette' balcony. The master bedroom has an en suite shower room, whilst the second bedroom also opens to a 'Juliette' balcony.

The apartment benefits from uPVC double-glazed windows, an independent gas fired central heating system and the security of an entry-phone system linked to the external front door.

The property is available for rent unfurnished.

### THE OUTSIDE

The apartments are set in neatly kept communal gardens laid to lawns and well planted with ornamental shrubs and hedges.

An archway leads to a courtyard providing off-street parking and the apartment benefits from its own allocated parking space (Bay no. 136).

Communal bin store.

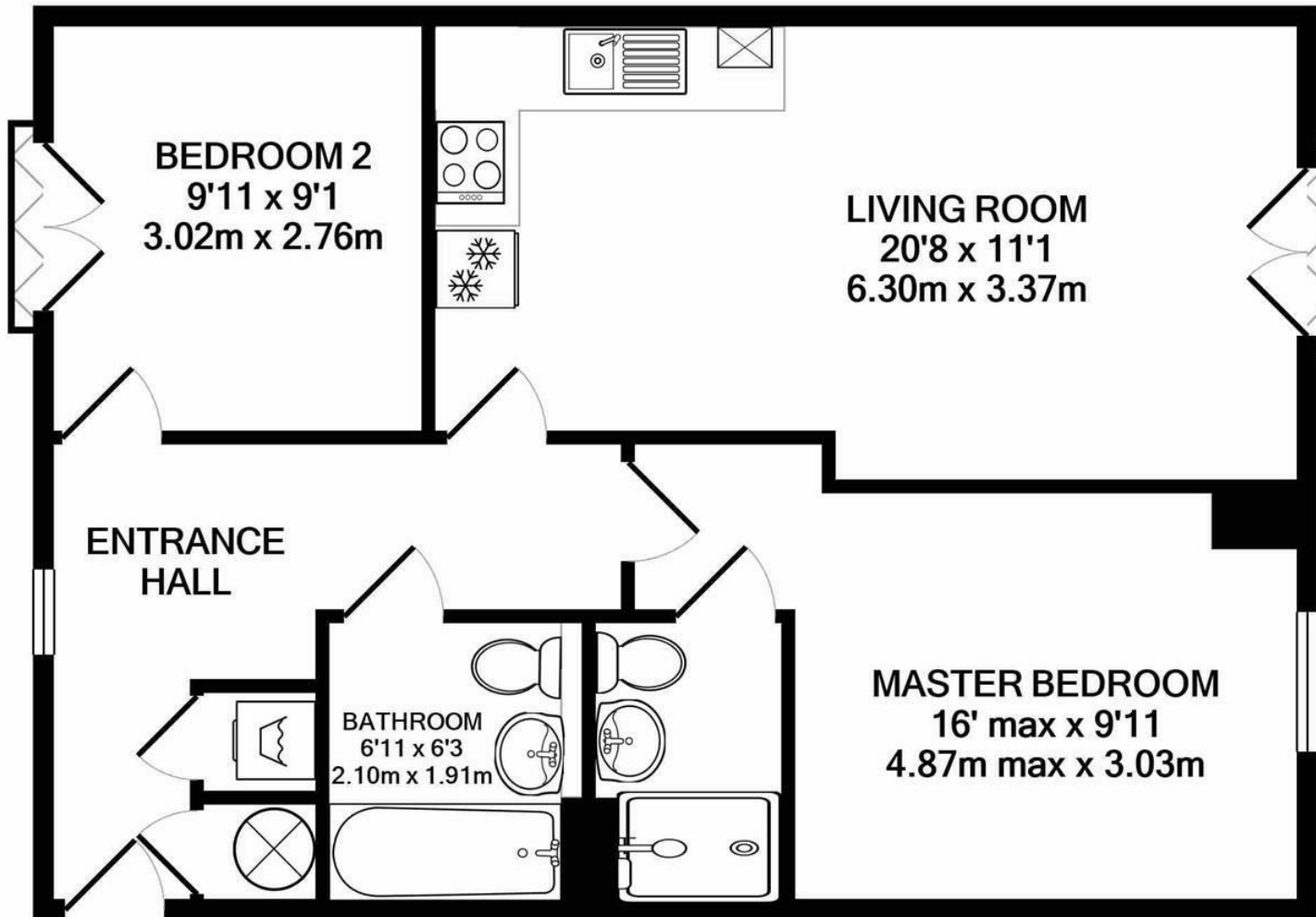
The development incorporates a number of green open spaces and is well planted with trees.

### THE LOCATION

Wissen Drive is conveniently located just over half a mile to the east of the town centre and three-quarters of a mile from Letchworth Garden City mainline railway station. There are regular services to London Kings Cross throughout the day, the fastest of which take only 28 minutes; Cambridge is 26 minutes away in the opposite direction. Junction 9 on the A1 (M) is less than a mile and a half 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, open spaces and leisure facilities.





TOTAL APPROX. FLOOR AREA 618 SQ.FT. (57.4 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 - B

## 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](http://www.north-herts.gov.uk)

## COUNCIL TAX

Band - C

## 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](http://www.charterwhyman.co.uk)