



# 19, Le Jardin

Station Road, Letchworth Garden City,  
Hertfordshire, SG6 3BA

£245,000

country  
properties



Stunning One bedroom second floor retirement apartment centrally located in the heart of Letchworth Garden City. Internal viewing comes highly recommended to fully appreciate this much loved apartment,

This stunning 'Platinum Range' McCarthy & Stone development is located within the attractive town of Letchworth Garden City. '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).

## Ground Floor

### Communal Entrance

Via secure intercom. Stairs and lift to all floors.

### Communal Residents Lounge

On the ground floor is a communal residents lounge and garden room overlooking the landscaped garden. The lounge also has a kitchen area and there is plenty of seating for a relaxing coffee or chat with a neighbour.

## Second Floor

### Entrance Hall

Hardwood door to front. Small cupboard housing the electric consumer unit. Large walk-in cupboard housing the pressurised hot water cylinder, water softener and plumbing for a washing machine. Ample shelving and

storage space.

### Living/Dining Room

4.67m max x 4.88m (15' 4" x 16' 0")

Two double glazed windows to side aspect. Bespoke fitted Neville Johnson entertainment unit to one wall with a variety of shelving and cupboard storage options. Further Neville Johnson 6 drawer fitted unit providing invaluable further storage space. Fitted table and bench seating area with further storage under seating. Open access with:

### Kitchen

2.25m x 2.31m (7' 5" x 7' 7")

Beautifully fitted in a range of matching units providing ample storage space. Integrated Neff oven, and microwave. Neff electric hob with extractor over and glass splash back. Integrated dishwasher and fridge/freezer. Single drainer sink unit with mixer tap. Under





cupboard display lighting. Tiled floor. Velux skylight providing superb natural light.

## Bedroom

3.48m min x 3.26m (11' 5" x 10' 8")  
Double glazed window to the side aspect.  
Range of bespoke Neville Johnson fitted wardrobes to one wall provided ample hanging and storage space. Further fitted bespoke beside units and under window drawer unit. Door leading to:

## En-suite Shower Room

Modern suite comprising a low level wc with dual flush and wash hand basin set into a vanity unit with storage under. Large double shower enclosed by glass screen. Heated ladder style towel rail and tiled floor.

## Outside

### Communal Gardens

The development has a beautiful landscaped garden for all the residents to enjoy. The garden is well stocked with shrubs and flowers and plenty of space to sit and enjoy.

### Allocated Parking

An allocated space could be available to rent. A parking space is £250pa at present.

### Agents Note

Service Charge: £3672.48 per year  
Ground Rent: £425 per year  
Lease: 284 years from 2014.  
Minimum Age 60 years.

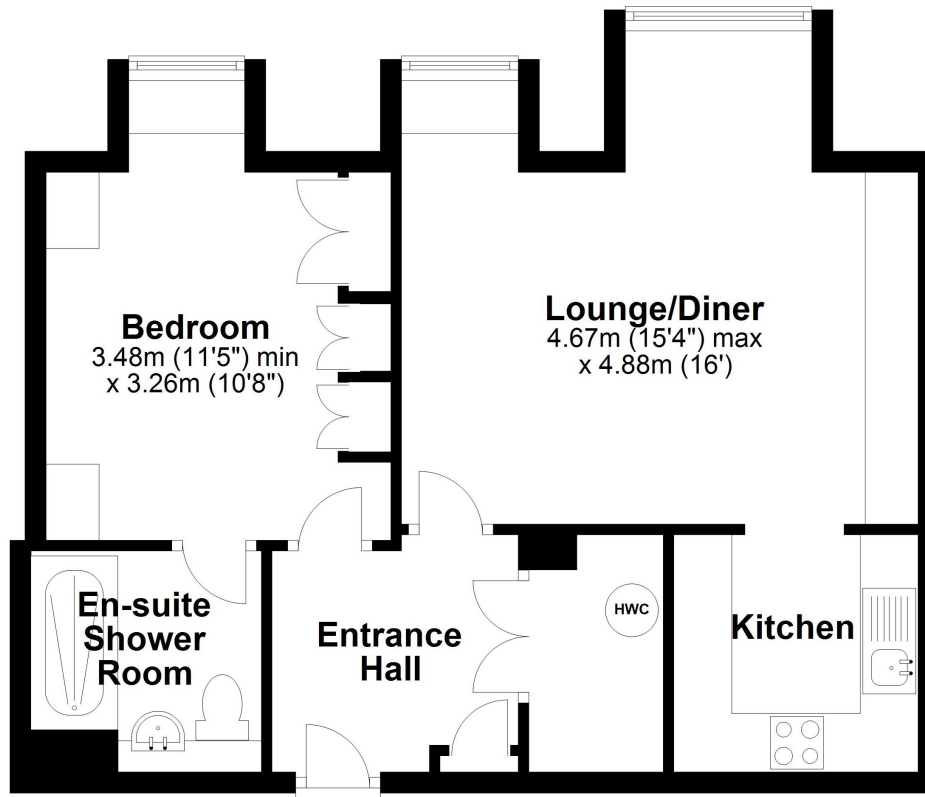
The Service Charge covers the following: The House Manager, Cleaning of communal areas

and windows. Water rates. Electricity and heating for communal areas. 24 hour Emergency Call System. Upkeep of Communal Gardens. Repairs and Maintenance to interior, exterior and communal areas. Building Insurance. Lift Maintenance. Mobility Scooter Storage. Visitor Wc (Ground Floor). Refuse Area.



## Second Floor

Approx. 51.3 sq. metres (552.5 sq. feet)



Total area: approx. 51.3 sq. metres (552.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	88	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

### Viewing by appointment only

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: [simon.ellmers@country-properties.co.uk](mailto:simon.ellmers@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties