



**Le Jardin**

Retirement  
Properties  
FOR SALE/RENT  
0345 556 4103

PLEASE NOTE  
No Visitors &  
Deliveries are  
allowed any part  
of the building

# 8, Le Jardin, Station Road

Letchworth Garden City,  
Hertfordshire, SG6 3BA  
**£395,000**

country  
properties

Beautifully presented two-bedroom first floor retirement apartment centrally located in the heart of Letchworth Garden City. Le Jardin comprises of just 25 luxury apartments specifically designed to offer the very best of Retirement Living. Kitchen with integrated Neff appliances and good size front facing lounge. Two double bedrooms (second currently used as a dining room). Underfloor heating and double-glazed windows. Vent Axia air filtration unit in all rooms. Appello 24-hour help care system. Well-appointed modern bathroom and en-suite. Landscaped communal gardens for all residents to enjoy, along with an elegant resident's lounge. On site House Manager and guest suite for visiting relatives (subject to availability, charge applies).

## Ground Floor

### Communal Entrance

Secure communal entrance via a video intercom. Communal hallway with stairs and lift to all floors. Access to the communal residents areas.

### Second Floor

#### Entrance Hall

Large cupboard housing the water tank. Underfloor heating.

#### Living/Dining Room

17' 9" x 11' 5" (5.41m x 3.48m)  
A bright and spacious room with a double glazed window to the front. TV and telephone points. Part glazed door leading to a separate kitchen.

#### Kitchen

7' 10" x 7' 3" (2.39m x 2.21m)  
Fitted in a range of matching base and eye level units providing ample storage space. Single sink unit with drainer and mixer tap. Integrated appliances including an electric oven, hob and microwave. Integrated fridge/freezer and dishwasher. Tiled floor.

#### Bedroom One

16' 0" x 10' 4" (4.88m x 3.15m)  
A large double bedroom with walk in wardrobe providing hanging rails and shelving. TV and phone point. Door leading to the en-suite shower.



## En-Suite Shower Room

Luxury suite comprising a level access double shower with screen and hand rail. Low level wc and a wash basin with vanity unit under and illuminated mirror above. Wall and floor tiles. Electric heated towel rail.

## Bedroom Two

13' 4" x 9' 10" (4.06m x 3.00m)

An adaptable room which could be used as a bedroom or home office or dining room if required. Tv and telephone points.

## Shower Room

Luxury suite with a double shower with screen and hand rail. Low level wc and a wash basin with vanity cupboard under and an illuminated mirror over. Electrically heated towel rail.

## Ground Floor

### Communal Residents Lounge & Kitchen

On the ground floor is a spacious residents lounge and kitchen area for all residents to use. This leads on to the landscaped communal gardens.

### Communal Store

Communal store for bicycles and mobility scooters.

## Outside

### Communal Gardens

Landscaped communal gardens with well stocked borders and plenty of seating areas.

## Agents Note

The owner has provided us with the following information:

Lease: 999 year lease from 2014.

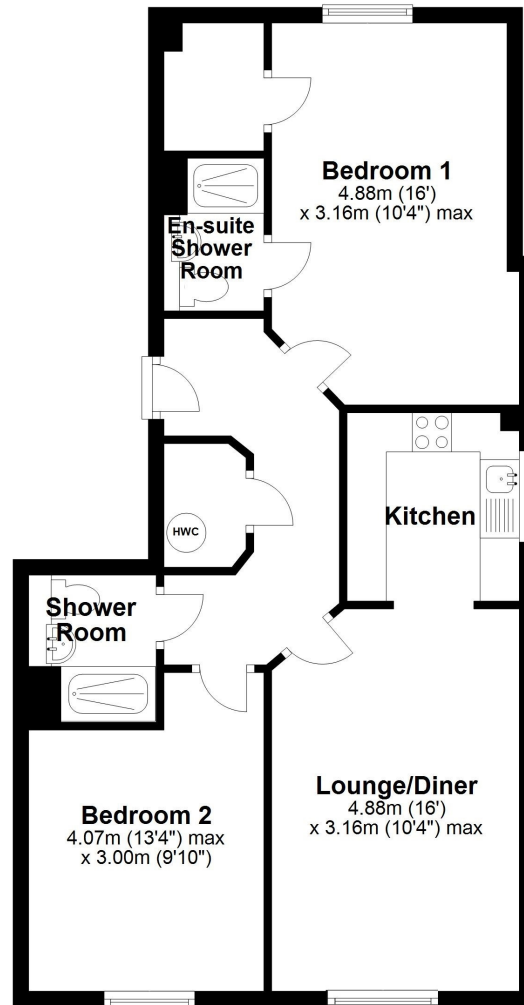
Ground rent: £500 per year

Service charge: £5,366.88 per year

NHDC tax : tbc



## First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	88
(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>	
<i>Not energy efficient - higher running costs</i>		
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

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