



**Sollershott Hall, Letchworth Offers in Excess of £260,000**

Over 876 sq ft – offering space more commonly found in small houses rather than flats | First-floor position providing privacy while staying connected to the outdoors | Wide living and dining room that easily accommodates seating and dining without compromise | Large windows and balcony creating light, openness and a pleasant green outlook | Separate kitchen that keeps everyday cooking distinct from living and entertaining space | Two genuine double bedrooms with proportions that suit full-size furniture layouts | Practical storage throughout, supporting day-to-day living without clutter | Set within Letchworth's Heritage area with established, well-kept communal gardens | Rare benefit of a private garage, adding flexibility and valuable storage | Walkable access to town centre, mainline station and everyday amenities



Some Flats Feel Like A Compromise.

This one doesn't. At just over 876 sq ft, this first-floor apartment offers the kind of internal space more often associated with small houses rather than apartments - and the difference is obvious the moment you step inside. Built in the 1970s, the layout reflects a time when room sizes, storage and natural light were treated as essentials, not optional extras.

The living and dining room sits at the heart of the home and is genuinely generous in scale. It comfortably accommodates both seating and dining without either feeling squeezed, making it easy to host, work from home or simply enjoy having space around you. Wide windows span much of the room, drawing in natural light and opening out to a private balcony with a pleasant outlook across the communal gardens - greenery rather than parked cars or roads.

The kitchen is kept separate, which works particularly well here. It's bright, practical and sensibly laid out, with good worktop space and a large window bringing in light and views across the grounds. Storage is well considered too, including additional hallway cupboards that support day-to-day living without cluttering the main rooms.

When it's time to relax and recharge - both bedrooms are proper doubles. Each can take full-size furniture comfortably, with wide windows and proportions that feel calm rather than compressed. The bathroom is clean, modern and fully tiled, with a bath and shower over - catering for invigorating morning showers or long evening soaks. It's finished in a neutral style that works now and leaves scope to personalise later.

Outside is where this home really sets itself apart. The apartment sits within Letchworth's Heritage area, surrounded by mature, well-maintained communal gardens that feel intentional rather than token - places you'll genuinely use, not just look at. Low-rise buildings, generous spacing and established trees give the setting a quiet, settled feel that's increasingly rare.

Own a car? - there is plenty of residents parking and space for visitors too. Unusually for a flat, the property also benefits from its own garage, adding valuable storage or secure parking and reinforcing how this home sits closer to "house living" than typical apartment life.

All of this is within easy reach of Letchworth town centre and the mainline station, making everyday life and commuting straightforward while still enjoying the breathing space the Garden City is known for.

For those coming from outside the area, Letchworth Garden City strikes a rare balance between green space and connectivity. The town centre offers independent shops, cafés and everyday essentials without feeling overbuilt, while the surrounding open spaces and tree-lined streets reflect its Garden City heritage.

The mainline station provides direct rail links into London King's Cross and Cambridge, making commuting realistic without the town feeling dominated by it. By road, the A1(M) is easily reached, keeping north and south routes straightforward, while Luton Airport is around 25 mins and Stansted around 45 mins away for wider travel.

This is a home for buyers who want space, light and solidity - and who don't want to feel they've compromised simply because they're choosing a flat.

## | ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - C

Leasehold - 913 years remaining

Service Charge: £2,200 P.A.

## | FIRST FLOOR

Living / Dining Room: Approx 16' 7" x 12' 8" (5.06m x 3.85m)

Kitchen: Approx 10' 10" x 8' 4" (3.30m x 2.55m)

Bedroom One: Approx 13' 2" x 11' 2" (4.02m x 3.40m)

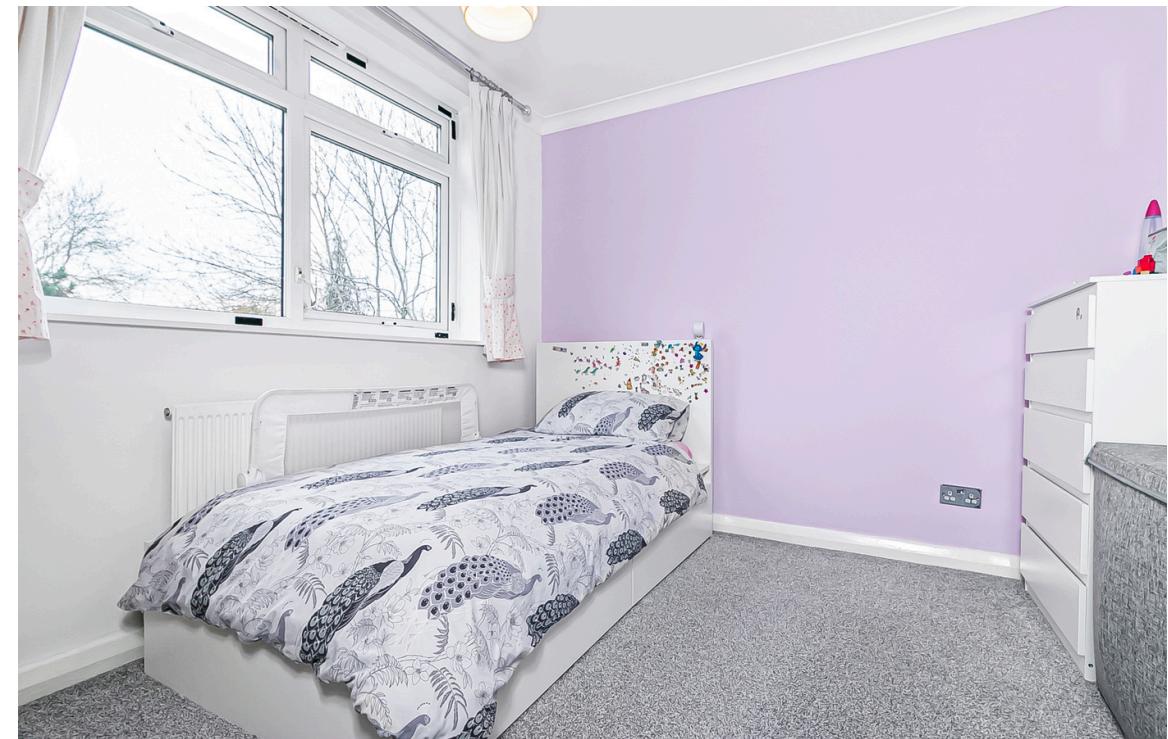
Bedroom Two: Approx 11' 2" x 9' 2" (3.40m x 2.80m)

Bathroom: Approx 8' 3" x 5' 4" (2.51m x 1.63m)

## | OUTSIDE

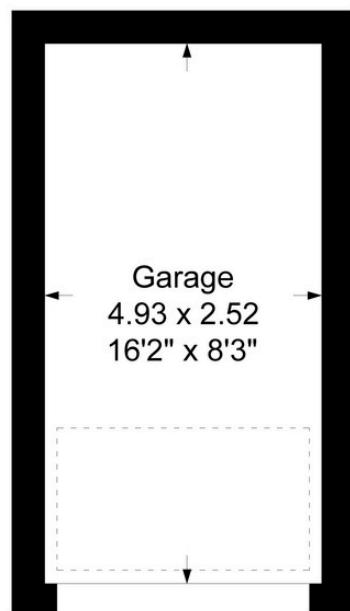
Storage Cupboard: Approx 5' 11" x 3' 4" (1.80m x 1.02m)

Garage: Approx 16' 2" x 8' 3" (4.93m x 2.52m)



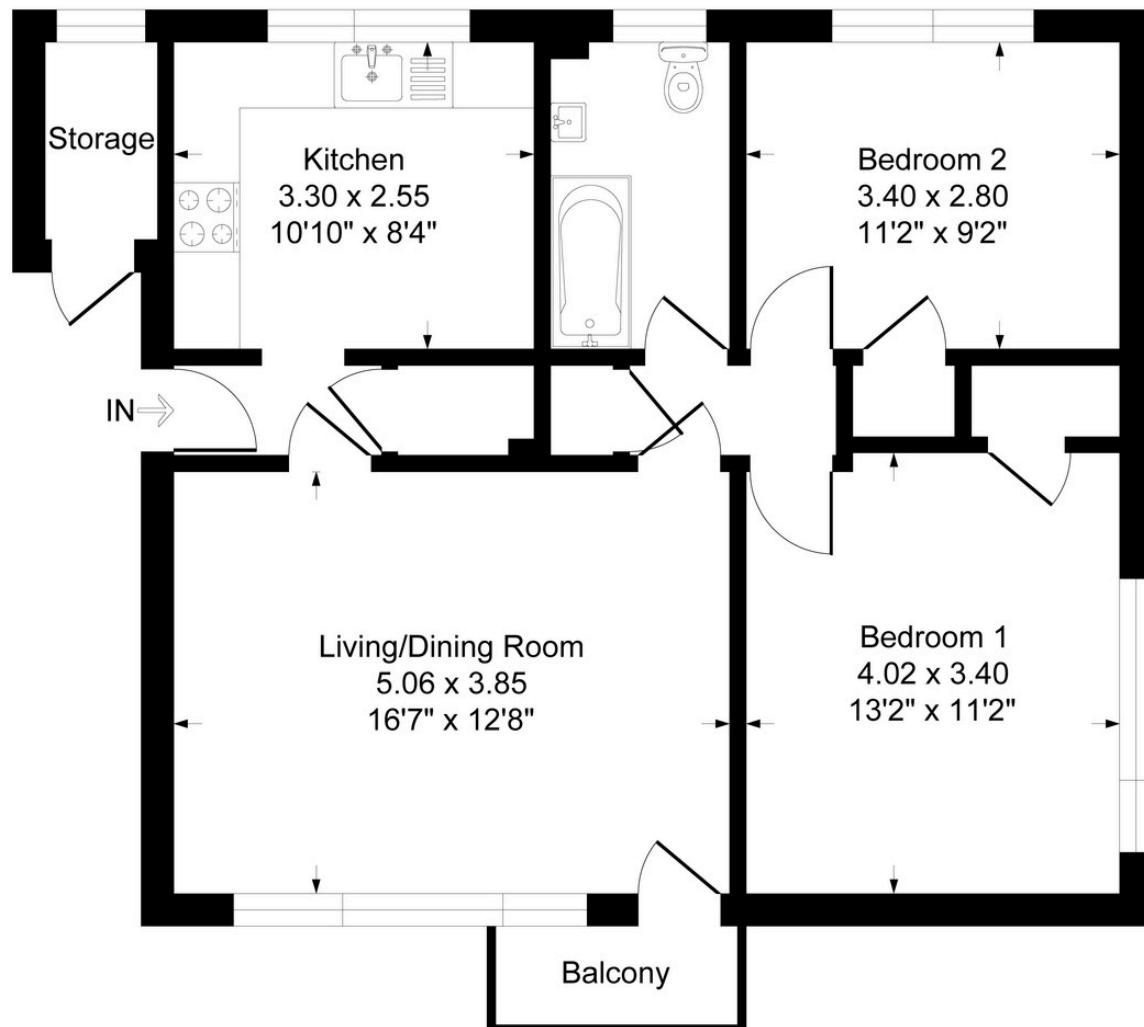
## Garage

Approx. 12.4 sq. metres (133.7 sq. feet)



## First Floor

Approx. 69.0 sq. metres (742.7 sq. feet)



Total area: approx. 81.4 sq. metres (876.4 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.





## Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

## Leysbrook Team

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F	69	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			