



Station Road, Letchworth Garden City SG6 3BA

Satchells



## 2 Bedroom Apartment £415,000 Leasehold

This beautifully presented two-bedroom apartment is part of the prestigious 'Platinum Range' by McCarthy & Stone, ideally located in the heart of Letchworth—the world's first Garden City. Situated within the exclusive Le Jardin development, the property is one of just 25 luxury apartments created to offer the highest standard of retirement living. Designed for comfort, security, and style, Le Jardin provides an exceptional environment for residents aged 60 and over (or 55 in the case of a joint purchase).



- No Forward Chain
- Stunning communal gardens
- Two bedroom apartment
- Town centre location
- Off street parking
- Principal bedroom with en-suite shower room
- Retirement property 60+
- Leasehold
- Viewing highly recommended
- EPC rating B. Council tax band D

**Step Inside:**

This beautifully presented two-bedroom apartment is located within the highly sought-after Le Jardin Retirement Development, offering an exceptional standard of luxury living. The accommodation features a spacious entrance hallway with a secure entry system and useful storage cupboard, leading to a bright and welcoming reception room with a large double-glazed window. The fitted kitchen with low and high bass mounted units also includes high-quality integrated appliances such as dishwasher, oven and microwave

The master bedroom with a fully fitted en-suite shower room, with shower and screen, WC, vanity unit with washbasin, and illuminated mirror. There is also a separate modern shower room with a double shower and handrail for added convenience. The versatile guest bedroom provides additional flexibility, and further features of the apartment include efficient central heating.

**About The Area:**

Letchworth is the world's first Garden City, created to combine the finest elements of town and country living in line with Ebenezer Howard's pioneering vision. The area is rich in outdoor space, including the Garden City Greenway and Norton Common's 60 acres of grassland and woodland, all just a short distance from the town centre.

Letchworth features tree-lined avenues, generous walkways, relatively uncongested roads, and a vibrant mix of shops, cafés, and restaurants. Letchworth train station provides regular services to London King's Cross, as well as direct connections to Cambridge and the North via Peterborough.

By road, Letchworth is conveniently located just off the A1 at Junctions 9 and 10, and is approximately 22 minutes from Junction 23 of the M25. The M1 North is accessible via the A507, and Luton Airport is only around 12 miles away, offering excellent transport links for both business and leisure.

### **Step Outside:**

The development features wonderful landscaped gardens and a garden room perfect for sitting with family and friends on a summer's afternoon. Visitors are also able to enjoy a coffee in the elegant 'Club Lounge' and should they wish to stay over there is a guest suite available. There is a dedicated House Manager on hand to take care of the running of the Development. Le Jardin also offers off road parking spaces for added convenience.

### **Additional Information**

#### **Agents Note:**

Draft particulars yet to be approved by the vendor and may be subject to change.

### **Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



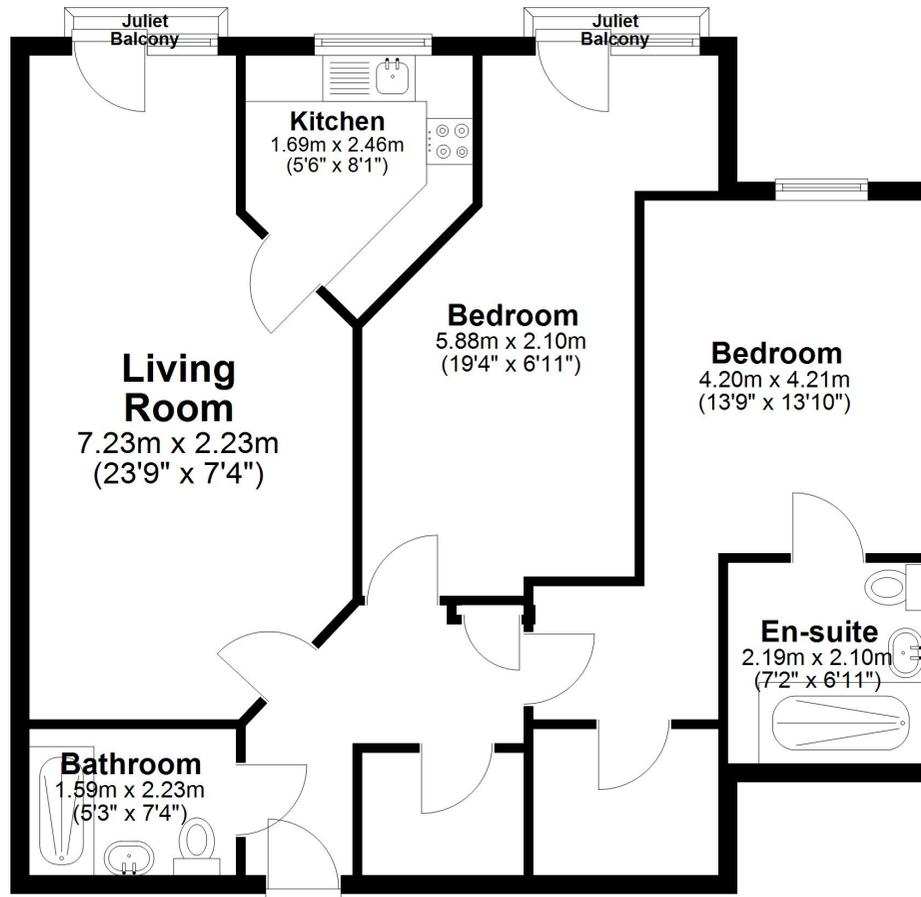


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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## Ground Floor

Approx. 79.5 sq. metres (855.2 sq. feet)



Total area: approx. 79.5 sq. metres (855.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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## Le Jardin

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