



**Le Jardin**

Retirement  
Properties  
FOR SALE/RENT  
0345 556 4103

PLEASE NOTE  
All visitors &  
deliveries are  
accepted via rear  
of the building

# 19, Le Jardin

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

£275,000

country  
properties

Stunning One bedroom second 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. Fitted kitchen with Neff appliances and Velux skylight. Lovely lounge area with bespoke entertainment wall unit with storage cupboards and fitted dining table area. Double bedroom with a range of bespoke fitted furniture offering ample storage space. Very well-appointed en-suite shower room, electric underfloor heating throughout the apartment and double-glazed windows. Vent Axia air filtration unit and Appello 24-hour emergency call system. 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

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.

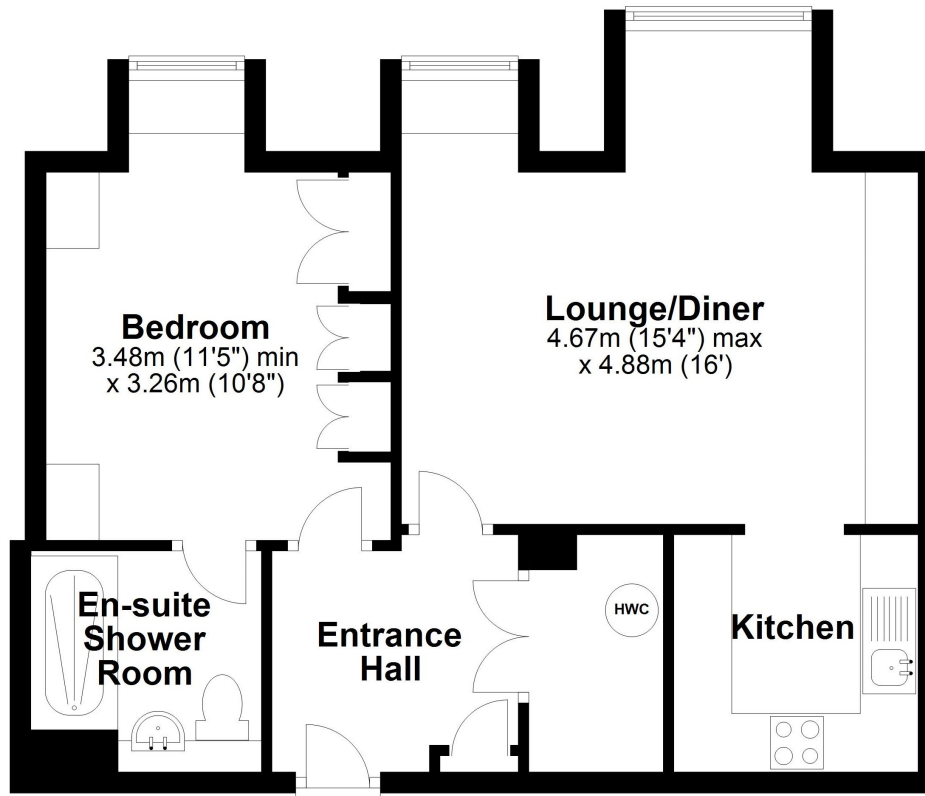
Minimum Age 60 years.

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

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