



Hartington Place, Letchworth £240,000 Offers in Excess Of

Striking modern apartment - built to reimagine Garden City living with space, sustainability, and comfort that goes beyond the average Letchworth flat | Nearly 770 sq. ft. of floor space – more room than many two-bedroom houses in town | Large open-plan living area that adapts to how you live, work or entertain | A proper balcony – not just a token gesture – for fresh air, morning coffee or evening wind-downs | Underfloor heating throughout means better comfort and easier room layouts | Thoughtfully engineered for lower bills and year-round comfort – even without heating | Solar water heating, trickle-vent windows and rain-harvest flushing – all built-in, not bolted on | Two generous bedrooms – both can fit a double, and the main has built-in wardrobes | One allocated off-road parking space plus secure communal bike storage | Travel smart – Just a mile and a half to town centre and station, easy access for London commuting or weekend adventures |



A Future-Forward Flat With Real-World Practicality - And Nearly 770 sq. ft. Of Smartly Designed Space To Enjoy.

For young professionals, couples or anyone wanting to live with less compromise, this apartment offers something different.

Built in 2012 as part of a unique and low-density development, Hartington Place was designed as a modern reimagining of Garden City ideals - homes built around community, green space, and sustainability. This flat sits on the first floor of a block constructed with lightweight timber and hemp insulation, with air source heating powering the underfloor system, solar water heating for the block, trickle-vent windows that circulate air without wasting warmth, and rainwater harvesting that feeds the toilet system.

The result? Lower bills, less impact, and a home that stays comfortable even in winter without relying heavily on heating.

Inside, it feels more like a house than a flat - with 768 sq. ft. to play with and no awkward or wasted corners. The open-plan living space spans over 28 ft. with plenty of room for dining, lounging, cooking and entertaining. Natural light wraps around the angled living space thanks to multiple windows and doors that open out to your private balcony. It's ideal for a morning coffee, winding down with a book or just catching a breath of fresh air between meetings.

The kitchen is sleek, understated, and neatly zoned off - no bumping into cupboard doors when guests come over, and no awkward squeeze past the washing machine. There's enough storage and surface space to make everyday cooking easy, with flexibility to change the layout if your furniture demands it - no radiators thanks to the underfloor system, so more room for what matters.

Two well-sized bedrooms sit at the quieter side of the apartment - both can accommodate a double bed and additional furniture, and Bedroom One also includes fitted wardrobes (which the seller is leaving). The bathroom is clean, tiled, and well-proportioned - no bath crammed under a sloped ceiling or wedged behind a door. A shower over the bath offers an invigorating morning start and long evening soaks.

Outside, you've got an allocated parking space and access to a communal bike shed. The whole development feels set apart - less like an estate, more like a small enclave with its own green. It's just over a mile and a half from the town centre and station - an easy cycle, short drive, or 20–25 min walk depending on your pace.

This isn't a 'perfect lifestyle' flat designed to impress on Instagram. But it is a smart, good-looking home that was built with real intent - one that still holds up a decade later and continues to offer better-than-average space, design, and running costs. If you want something efficient, calm and well put together - come take a look.

| **ADDITIONAL INFORMATION**

Council Tax Band C

EPC Rating: B

Ground Rent: £100 P.A. Service Charge: £161.38 P.M.

| **FIRST FLOOR**

Living Room: Approx 12' 5" x 16' 1" (3.78m x 4.90m)

Kitchen: Approx 16' 0" x 8' 8" (4.88m x 2.64m)

Bedroom One: Approx 11' 7" x 9' 2" (3.53m x 2.79m)

Bedroom Two: Approx 13' 9" x 9' 2" (4.19m x 2.79m)

Bathroom: Approx 7' 2" x 6' 0" (2.18m x 1.83m)

| **OUTSIDE**

Off road parking space

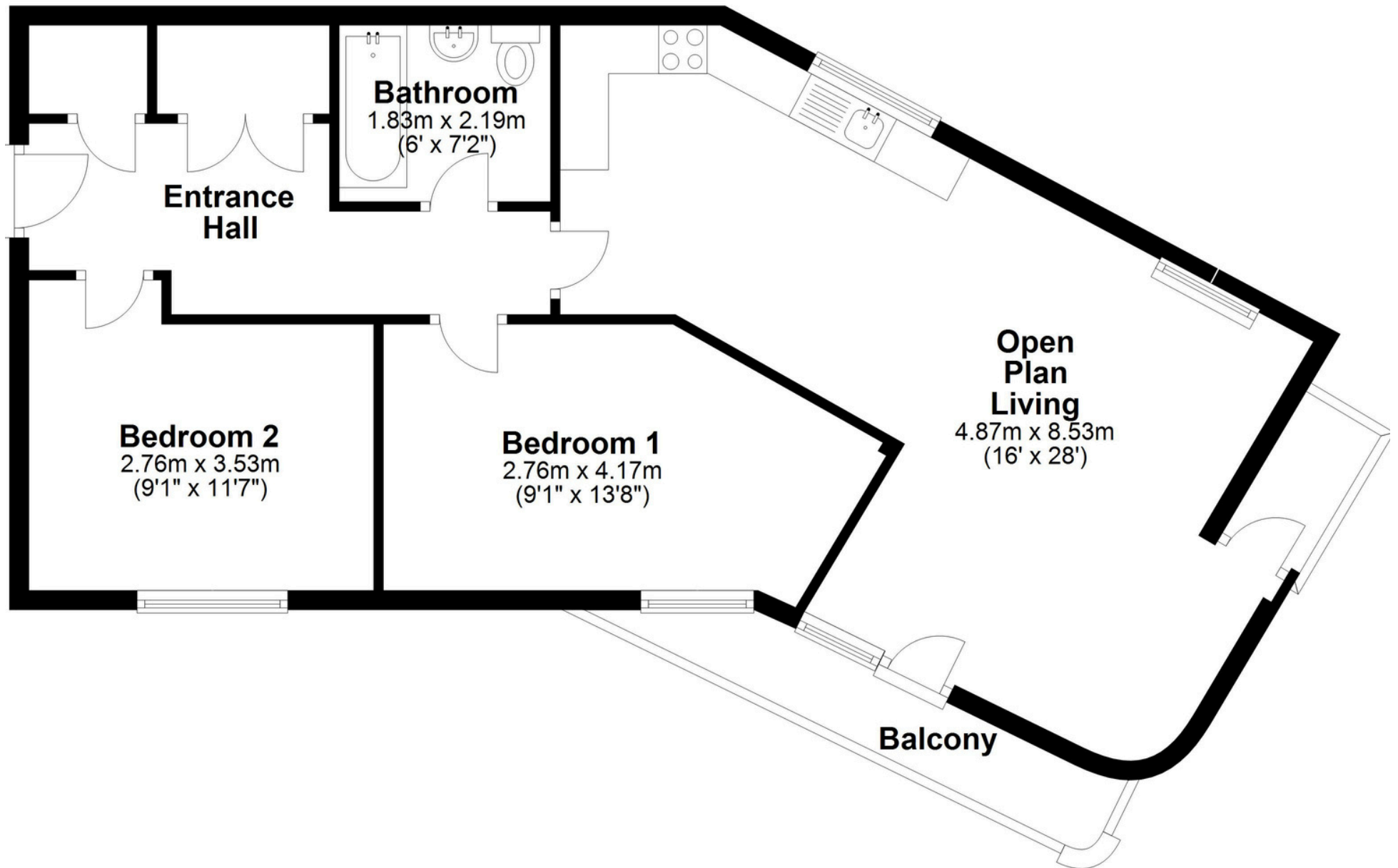
Bike Shed. Central Green / Park Area





First Floor

Approx. 71.4 sq. metres (768.9 sq. feet)



Total area: approx. 71.4 sq. metres (768.9 sq. feet)



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

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