



23 Longmead • Letchworth Garden City • Hertfordshire • SG6 4HP

£950 Per month

Charter Whyman

LETTINGS & MANAGEMENT



THE ACCOMMODATION

Hall • Sitting Room • Kitchen/Breakfast Room • Conservatory • Master Bedroom • Bedroom/Study • Bathroom • Garage

Local & Nationwide Coverage

THE PROPERTY

This detached bungalow includes a very spacious living room with dining area, a separate kitchen boasting plenty of storage, and two bedrooms, one of which is a large double.

The bungalow is in very good order throughout, with additional benefits such as a garage and parking, making it an attractive rental. Other benefits include gas central heating and double glazing.

Offered unfurnished, for the period of one year (potentially longer), viewings can be arranged from Mid February 2016.

THE OUTSIDE

The bungalow stands in a good plot measuring about 117' by 61' (35.7m x 18.6m). The driveway provides OFF-STREET PARKING and leads to the attached Garage.

The rear garden is about 74' (22.5m) in length and is laid to lawn with terraced patio, ornamental trees, conifers and shrubs and herbaceous beds and borders. There is a paved lower patio, Shed.

THE LOCATION

23 Longmead is conveniently located to the north-east of the town centre, just 0.6 of a mile from Letchworth Garden City mainline railway station and the main town centre. Letchworth Garden City is on the London Kings Cross to Cambridge mainline with the fastest services to London Kings Cross taking just 27 minutes, whilst Cambridge is 28 minutes away in the opposite direction.

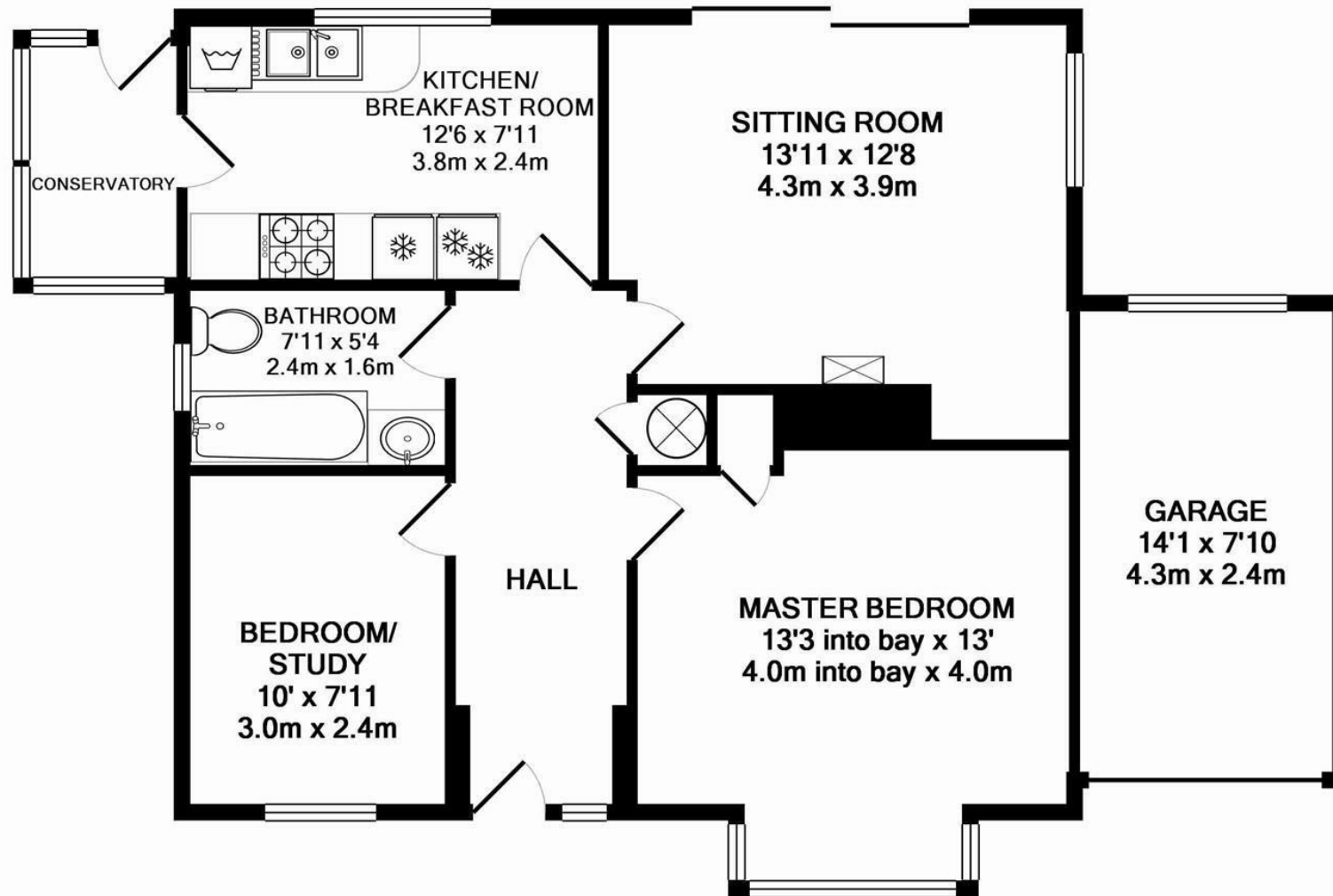
It is only a 3 minute walk from the 63 acre open space of Norton Common. Junction 9 on the A1 (M) is a 2.7 mile drive.

Designed in the early 20th Century to combine the benefits of town and country, Letchworth Garden City was the world's first example of this concept and succeeds to this day in achieving its aim and the town provides excellent schools, shops and leisure facilities.





Local & Nationwide Coverage



TOTAL APPROX. FLOOR AREA 772 SQ.FT. (71.7 SQ.M.)

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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Local & Nationwide Coverage



EPC RATING

Energy Efficiency - E

Environmental Impact - E

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

LOCAL AUTHORITY

North Herts District Council

Gernon Road

Letchworth Garden City

Hertfordshire SG6 3BQ

Tel: 01462 474000

www.north-herts.gov.uk

COUNCIL TAX

Band - D

PETS AND SMOKING

Pets are not permitted. However, if the landlord agrees on request to allow a pet, the dilapidations deposit required will be equivalent to 2 months' rent

RENT

The rent is payable monthly in advance. The first payment is normally by direct transfer with subsequent payments to be by Standing Order. Alternative arrangements may be considered by prior agreement.

CONTRACT LENGTH

The contract is for the period of one year with the possibility of a break clause.



DEPOSIT

You will also be required to pay a dilapidations deposit equivalent to £1000 prior to the start of your tenancy. This will be lodged with the "Deposit Protection Service".

TENANT FEE'S

Application/Administration fee:

Single Applicant £234 including VAT

Each additional Applicant £138 including VAT Guarantor (if required) £114 including VAT

Renewal fee (should you wish to extend your tenancy beyond its initial term and the Landlord is agreeable): £120 including VAT

Inventory check-out charge payable at end of tenancy. A full scale of charges is available on request.

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

www.charterwhyman.couk