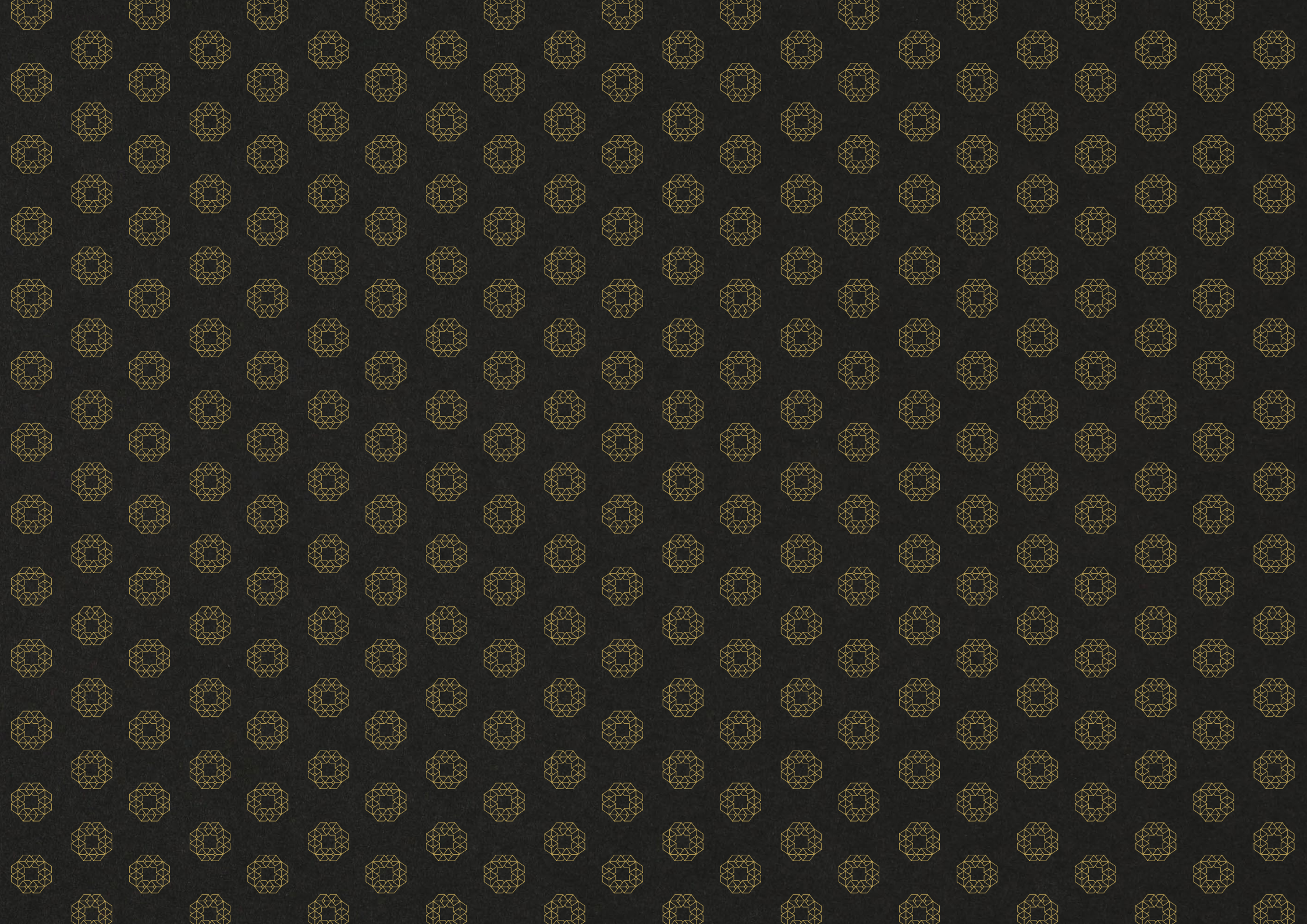


**GARDEN
SQUARE**

APARTMENTS



LIFE *in the* FLOURISHING GARDEN CITY



**GARDEN
SQUARE**
APARTMENTS

“The advantages of the most energetic and active town life, with all the beauty and delight of the country, may be secured in perfect combination”

SIR EBENEZER HOWARD
founder of the Garden City movement

Letchworth is the world's first Garden City, envisaged by Ebenezer Howard to provide an oasis to the overcrowded and polluted Victorian cities in 1903. Howard believed Letchworth could bring together the best of city living and a country lifestyle, which still holds true today.

With journey times to London Kings Cross in 28 minutes, and less than 3 minutes walk to the railway station, the Garden Square Apartments could not be better placed to provide the best of both worlds. Residents have easy access to Central London and can enjoy the hustle and bustle of the city in just a short train journey, but just as easily retreat to the tranquility and abundance of green spaces Hertfordshire has to offer.

The Garden Square Apartments offers a choice of 1 and 2 bedrooms and each apartment benefits from an allocated, private parking space. The apartments were designed to create a space that combines a contemporary, modern home in a characterful and traditional surrounding in a town such as Letchworth which has its own unique heritage.





CGI - Indicative only.

IT'S ALL VERY CLOSE *to* HOME

Located in the heart of Letchworth town centre, the Garden Square Apartments could not be better placed. Just moments from your door, there are a range of eateries to choose from that suits all tastes and budgets. From independent cafes and delis to traditional grills, vegan hot spots, pizza and pasta restaurants, residents are sure to find their next favourite place to dine.

The Garden Square Apartments also offers prime access to Letchworth's retail offering. Whether you are looking for your favourite high street shops at the Garden Square Shopping Centre, or you would rather explore the traditional antiques market and bookshops or peruse Letchworth's range of specialist boutique shops, the endless

choices are all just moments from your door.

If culture is more your thing, catch a movie at the spectacular art-deco Broadway Cinema and Theatre, first opened in 1936 or explore the many historical sites of the world's first Garden City including the UK's first roundabout. Letchworth is shrouded in architectural delights and has a wealth of social history to discover.

For those who like the great outdoors, take in the magnificent fountains at Broadway Gardens, have a picnic at Howard Park or spot rare wildlife and flora at Norton Common, Letchworth Garden City lives up to its name and offers residents many choices of leafy parks and green spaces.

*Be in
Central
London
in as little
as 28 mins*



Letchworth Garden City



NING
you park
it be
you
to
20)

← When this entrance is closed please use side entrance

No smoking

No smoking

WHERE TO BOARD YOUR BUS
LETCHEWORTH TOWN CENTRE

PLEASE BOARD BUS



FIRST FLOOR
Apartment Blocks

LEYS MANOR (1-4)

Apartment 1
58 sq m / 624 sq ft*

- 1. KITCHEN/LIVING**
5.7m x 3.6m
- 2. BEDROOM 1**
4.4m x 2.6m
- 3. ENSUITE**
2.1m x 2.1m
- 4. BEDROOM 2**
3.3m x 2.7m
- 5. BATHROOM**
2.2m x 1.8m

Apartment 2
59 sq m / 635 sq ft*

- 1. KITCHEN/LIVING**
6.8m x 2.8m
- 2. BEDROOM 1**
3.7m x 3.1m
- 3. ENSUITE**
2.0m x 1.8m
- 4. BEDROOM 2**
3.7m x 2.5m
- 5. BATHROOM**
1.8m x 2.2m

Apartment 3
62 sq m / 667 sq ft*

- 1. KITCHEN/LIVING**
6.9m x 3.8m
- 2. BEDROOM 1**
3.8m x 2.8m
- 3. ENSUITE**
2.1m x 1.7m
- 4. BEDROOM 2**
3.8m x 2.6m
- 5. BATHROOM**
1.8m x 2.2m

Apartment 4
58 sq m / 624 sq ft*

- 1. KITCHEN/LIVING**
6.9m x 2.9m
- 2. BEDROOM 1**
4.6m x 2.5m
- 3. ENSUITE**
3.5m x 1.6m
- 4. BEDROOM 2**
3.4m x 2.6m
- 5. BATHROOM**
2.2m x 1.7m

1

FIRST FLOOR - Dimensions

LEYS COURT (14-20)

14

Apartment 14

54 sq m / 581 sq ft*

1. **KITCHEN/LIVING**
8.1m x 3.4m
2. **BEDROOM 1**
4.6m x 2.6m
3. **BATHROOM**
2.2m x 1.8m

15

Apartment 15

77 sq m / 829 sq ft*

1. **KITCHEN/LIVING**
6.8m x 4.4m
2. **BEDROOM 1**
2.8m x 4.9m
3. **ENSUITE**
1.8m x 1.6m
4. **BEDROOM 2**
2.7m x 4.6m
5. **BATHROOM**
2.2m x 2.0m

16

Apartment 16

81 sq m / 872 sq ft*

1. **KITCHEN/LIVING**
4.5m x 6.6m
2. **BEDROOM 1**
3.3m x 4.3m
3. **ENSUITE**
1.8m x 2.0m
4. **BEDROOM 2**
2.7m x 4.3m
5. **BEDROOM 3**
1.7m x 3.4m
6. **BATHROOM**
2.3m x 2.0m

17

Apartment 17

82 sq m / 883 sq ft*

1. **KITCHEN/LIVING**
8.3m x 6.3m
2. **BEDROOM 1**
5.6m x 4.2m
3. **ENSUITE**
1.8m x 1.9m
4. **BEDROOM 2**
2.9m x 4.2m
5. **BATHROOM**
2.4m x 2.1m

18

Apartment 18

74 sq m / 797 sq ft*

1. **KITCHEN/LIVING**
7.0m x 5.0m
2. **BEDROOM 1**
6.1m x 2.6m
3. **ENSUITE**
1.8m x 1.9m
4. **BEDROOM 2**
3.7m x 2.7m
5. **BATHROOM**
2.9m x 2.0m

19

Apartment 19

59 sq m / 635 sq ft*

1. **KITCHEN/LIVING**
5.7m x 5.0m
2. **BEDROOM 1**
2.8m x 2.9m
3. **ENSUITE**
1.1m x 2.5m
4. **BEDROOM 2**
3.6m x 2.5m
5. **BATHROOM**
2.1m x 1.8m

20

Apartment 20

62 sq m / 667 sq ft*

1. **KITCHEN/LIVING**
5.8m x 4.3m
2. **BEDROOM 1**
3.5m x 2.9m
3. **ENSUITE**
1.8m x 2.1m
4. **BEDROOM 2**
3.9m x 2.6m
5. **BATHROOM**
2.0m x 1.7m

39

Apartment 39

52 sq m / 560 sq ft*

1. **KITCHEN/LIVING**
7.8m x 3.6m
2. **BEDROOM 1**
4.3m x 2.6m
3. **BATHROOM**
1.8m x 2.5m

40

Apartment 40

66 sq m / 710 sq ft*

1. **KITCHEN/LIVING**
6.8m x 4.9m
2. **BEDROOM 1**
4.4m x 2.6m
3. **ENSUITE**
1.7m x 1.8m
4. **BEDROOM 2**
3.9m x 2.6m
5. **BATHROOM**
2.5m x 1.8m

41

Apartment 41

74 sq m / 797 sq ft*

1. **KITCHEN/LIVING**
4.9m x 6.3m
2. **BEDROOM 1**
3.4m x 3.1m
3. **ENSUITE**
1.7m x 2.0m
4. **BEDROOM 2**
2.5m x 3.6m
5. **BATHROOM**
1.8m x 2.4m

* Measurements are approximate



ONE BEDROOM
Apartment Layout

CGI - Indicative only.



CGI - Indicative only.



SECOND FLOOR *Apartment Blocks*

LEYS MANOR (5-8)

Apartment 5
58 sq m / 624 sq ft*

1. **KITCHEN/LIVING**
5.7m x 3.6m
2. **BEDROOM 1**
4.4m x 2.6m
3. **ENSUITE**
2.1m x 2.1m
4. **BEDROOM 2**
3.3m x 2.7m
5. **BATHROOM**
2.2m x 1.8m

Apartment 6
59 sq m / 635 sq ft*

1. **KITCHEN/LIVING**
6.8m x 2.8m
2. **BEDROOM 1**
3.7m x 3.1m
3. **ENSUITE**
2.0m x 1.8m
4. **BEDROOM 2**
3.7m x 2.5m
5. **BATHROOM**
1.8m x 2.2m

Apartment 7
62 sq m / 667 sq ft*

1. **KITCHEN/LIVING**
6.9m x 3.8m
2. **BEDROOM 1**
3.8m x 2.8m
3. **ENSUITE**
2.1m x 1.7m
4. **BEDROOM 2**
3.8m x 2.6m
5. **BATHROOM**
1.8m x 2.2m

Apartment 8
58 sq m / 624 sq ft*

1. **KITCHEN/LIVING**
6.9m x 2.9m
2. **BEDROOM 1**
4.1m x 2.5m
3. **ENSUITE**
3.5m x 1.6m
4. **BEDROOM 2**
3.4m x 2.6m
5. **BATHROOM**
2.2m x 1.7m

2

SECOND FLOOR - Dimensions

LEYS COURT (21-29)

21

- Apartment 21**
60 sq m / 646 sq ft*
- KITCHEN / LIVING**
3.3m x 6.3m
 - BEDROOM 1**
2.9m x 3.2m
 - ENSUITE**
1.7m x 1.7m
 - BEDROOM 2**
2.6m x 3.2m
 - BATHROOM**
2.2m x 1.8m

22

- Apartment 22**
69 sq m / 743 sq ft*
- KITCHEN / LIVING**
5.2m x 4.6m
 - BEDROOM 1**
2.7m x 4.8m
 - ENSUITE**
1.8m x 1.7m
 - BEDROOM 2**
2.5m x 4.6m
 - BATHROOM**
2.2m x 2.0m

23

- Apartment 23**
61 sq m / 657 sq ft*
- KITCHEN / LIVING**
5.5m x 5.7m
 - BEDROOM 1**
1.8m x 2.9m
 - ENSUITE**
1.7m x 1.7m
 - BEDROOM 2**
2.8m x 3.9m
 - BATHROOM**
1.8m x 2.9m

24

- Apartment 24**
45 sq m / 484 sq ft*
- KITCHEN / LIVING**
5.9m x 3.2m
 - BEDROOM 1**
2.7m x 5.1m
 - BATHROOM**
2.4m x 1.8m

25

- Apartment 25**
65 sq m / 700 sq ft*
- KITCHEN / LIVING**
7.7m x 6.3m
 - BEDROOM 1**
2.6m x 4.4m
 - ENSUITE**
1.6m x 1.8m
 - BEDROOM 2**
2.7m x 3.3m
 - BATHROOM**
2.2m x 1.8m

26

- Apartment 26**
59 sq m / 635 sq ft*
- KITCHEN / LIVING**
3.3m x 6.5m
 - BEDROOM 1**
2.8m x 4.8m
 - ENSUITE**
1.6m x 1.8m
 - BEDROOM 2**
3.2m x 3.1m
 - BATHROOM**
1.8m x 2.2m

27

- Apartment 27**
54 sq m / 581 sq ft*
- KITCHEN / LIVING**
4.4m x 5.0m
 - BEDROOM 1**
2.7m x 4.8m
 - ENSUITE**
1.7m x 1.8m
 - BEDROOM 2**
2.6m x 3.6m
 - BATHROOM**
2.7m x 1.8m

28

- Apartment 28**
59 sq m / 635 sq ft*
- KITCHEN / LIVING**
5.7m x 5.0m
 - BEDROOM 1**
2.9m x 2.8m
 - ENSUITE**
1.1m x 2.5m
 - BEDROOM 2**
3.6m x 2.5m
 - BATHROOM**
2.1m x 1.8m

29

- Apartment 29**
63 sq m / 678 sq ft*
- KITCHEN / LIVING**
5.8m x 4.3m
 - BEDROOM 1**
3.5m x 2.9m
 - ENSUITE**
1.8m x 2.1m
 - BEDROOM 2**
3.9m x 2.6m
 - BATHROOM**
2.0m x 2.1m

LEYS HALL (42-44)

42

- Apartment 42**
52 sq m / 560 sq ft*
- KITCHEN/LIVING**
7.8m x 3.6m
 - BEDROOM 1**
4.3m x 2.6m
 - BATHROOM**
1.8m x 2.5m

43

- Apartment 43**
66 sq m / 710 sq ft*
- KITCHEN/LIVING**
6.8m x 4.9m
 - BEDROOM 1**
4.4m x 2.6m
 - ENSUITE**
1.7m x 1.8m
 - BEDROOM 2**
3.9m x 2.6m
 - BATHROOM**
2.5m x 1.8m

44

- Apartment 44**
74 sq m / 797 sq ft*
- KITCHEN/LIVING**
4.9m x 6.3m
 - BEDROOM 1**
3.4m x 3.1m
 - ENSUITE**
1.7m x 2.0m
 - BEDROOM 2**
2.5m x 3.6m
 - BATHROOM**
1.8m x 2.4m

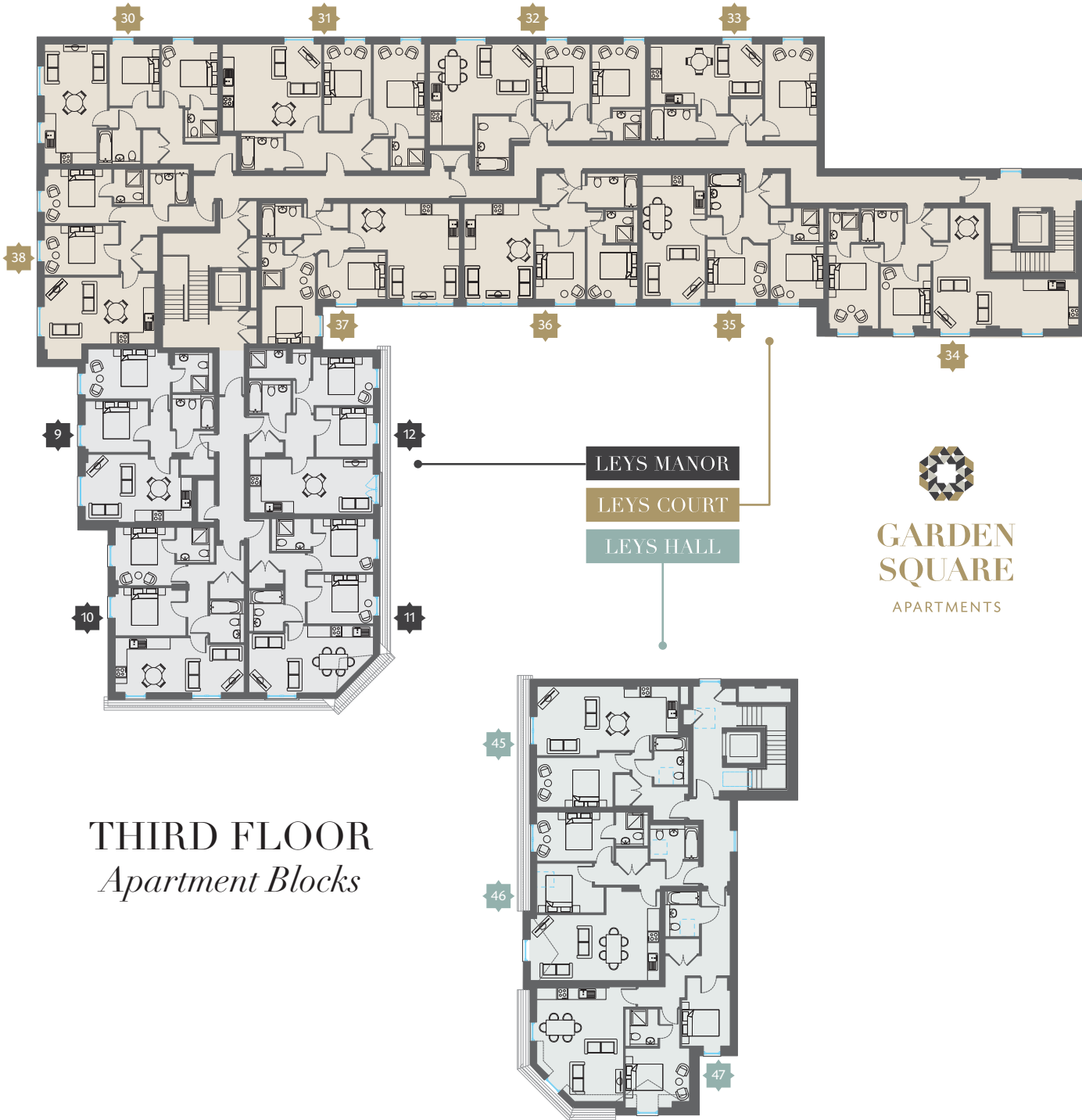
* Measurements are approximate





TWO BEDROOM *Apartment Layout*

CGI - Indicative only.



THIRD FLOOR
Apartment Blocks

LEYS MANOR (9-12)

Apartment 9
58 sq m / 624 sq ft*

1. **KITCHEN/LIVING**
5.7m x 3.6m
2. **BEDROOM 1**
4.4m x 2.6m
3. **ENSUITE**
2.1m x 2.1m
4. **BEDROOM 2**
3.3m x 2.7m
5. **BATHROOM**
2.2m x 1.8m

Apartment 10
57 sq m / 614 sq ft*

1. **KITCHEN/LIVING**
6.8m x 2.9m
2. **BEDROOM 1**
3.7m x 3.1m
3. **ENSUITE**
2.0m x 1.8m
4. **BEDROOM 2**
3.7m x 2.5m
5. **BATHROOM**
1.8m x 2.2m

Apartment 11
58 sq m / 624 sq ft*

1. **KITCHEN/LIVING**
6.5m x 3.5m
2. **BEDROOM 1**
3.5m x 2.8m
3. **ENSUITE**
2.1m x 1.7m
4. **BEDROOM 2**
3.5m x 2.6m
5. **BATHROOM**
1.8m x 2.2m

Apartment 12
55 sq m / 592 sq ft*

1. **KITCHEN/LIVING**
6.5m x 2.9m
2. **BEDROOM 1**
4.2m x 2.5m
3. **ENSUITE**
3.3m x 1.6m
4. **BEDROOM 2**
3.0m x 2.6m
5. **BATHROOM**
2.2m x 1.7m

3

THIRD FLOOR - Dimensions

LEYS COURT (30-38)

30

- Apartment 30**
60 sq m / 646 sq ft*
- KITCHEN / LIVING**
3.3m x 6.3m
 - BEDROOM 1**
2.9m x 3.2m
 - ENSUITE**
1.7m x 1.7m
 - BEDROOM 2**
2.6m x 3.2m
 - BATHROOM**
2.2m x 1.8m

31

- Apartment 31**
69 sq m / 743 sq ft*
- KITCHEN / LIVING**
5.2m x 4.6m
 - BEDROOM 1**
2.7m x 4.8m
 - ENSUITE**
1.8m x 1.7m
 - BEDROOM 2**
2.5m x 4.6m
 - BATHROOM**
1.8m x 2.9m

32

- Apartment 32**
61 sq m / 657 sq ft*
- KITCHEN / LIVING**
5.5m x 5.7m
 - BEDROOM 1**
2.8m x 5.1m
 - ENSUITE**
1.7m x 1.7m
 - BEDROOM 2**
2.8m x 3.9m
 - BATHROOM**
1.8m x 3.5m

33

- Apartment 33**
45 sq m / 484 sq ft*
- KITCHEN / LIVING**
5.9m x 3.2m
 - BEDROOM 1**
2.7m x 5.1m
 - BATHROOM**
2.4m x 1.8m

34

- Apartment 34**
65 sq m / 700 sq ft*
- KITCHEN / LIVING**
7.7m x 6.3m
 - BEDROOM 1**
2.6m x 4.4m
 - ENSUITE**
1.6m x 1.8m
 - BEDROOM 2**
2.7m x 3.3m
 - BATHROOM**
2.2m x 1.8m

35

- Apartment 35**
59 sq m / 635 sq ft*
- KITCHEN / LIVING**
3.3m x 6.5m
 - BEDROOM 1**
2.8m x 4.8m
 - ENSUITE**
1.6m x 1.8m
 - BEDROOM 2**
3.2m x 3.1m
 - BATHROOM**
1.8m x 2.2m

36

- Apartment 36**
54 sq m / 581 sq ft*
- KITCHEN / LIVING**
4.4m x 5.0m
 - BEDROOM 1**
2.7m x 4.8m
 - ENSUITE**
1.7m x 1.8m
 - BEDROOM 2**
2.6m x 3.6m
 - BATHROOM**
2.7m x 1.8m

37

- Apartment 37**
59 sq m / 635 sq ft*
- KITCHEN / LIVING**
5.7m x 5.0m
 - BEDROOM 1**
2.9m x 2.8m
 - ENSUITE**
1.1m x 2.5m
 - BEDROOM 2**
3.6m x 2.5m
 - BATHROOM**
2.1m x 1.8m

38

- Apartment 38**
63 sq m / 678 sq ft*
- KITCHEN / LIVING**
5.8m x 4.3m
 - BEDROOM 1**
3.5m x 2.9m
 - ENSUITE**
1.8m x 2.1m
 - BEDROOM 2**
3.9m x 2.6m
 - BATHROOM**
2.0m x 2.1m

LEYS HALL (45-47)

45

- Apartment 45**
50 sq m / 538 sq ft*
- KITCHEN/LIVING**
7.4m x 3.6m
 - BEDROOM 1**
4.8m x 2.6m
 - BATHROOM**
1.8m x 2.5m

46

- Apartment 46**
64 sq m / 689 sq ft*
- KITCHEN/LIVING**
6.8m x 4.9m
 - BEDROOM 1**
4.0m x 2.6m
 - ENSUITE**
1.7m x 1.8m
 - BEDROOM 2**
3.6m x 2.6m
 - BATHROOM**
2.5m x 1.8m

47

- Apartment 47**
71 sq m / 764 sq ft*
- KITCHEN/LIVING**
4.5m x 5.9m
 - BEDROOM 1**
3.4m x 3.1m
 - ENSUITE**
1.7m x 1.9m
 - BEDROOM 2**
2.6m x 3.6m
 - BATHROOM**
1.8m x 2.4m

*Measurements are approximate



CGI - Indicative only.





**GARDEN
SQUARE**
APARTMENTS



Indicative only

Secure Parking



- LEYS MANOR
- LEYS COURT
- LEYS HALL



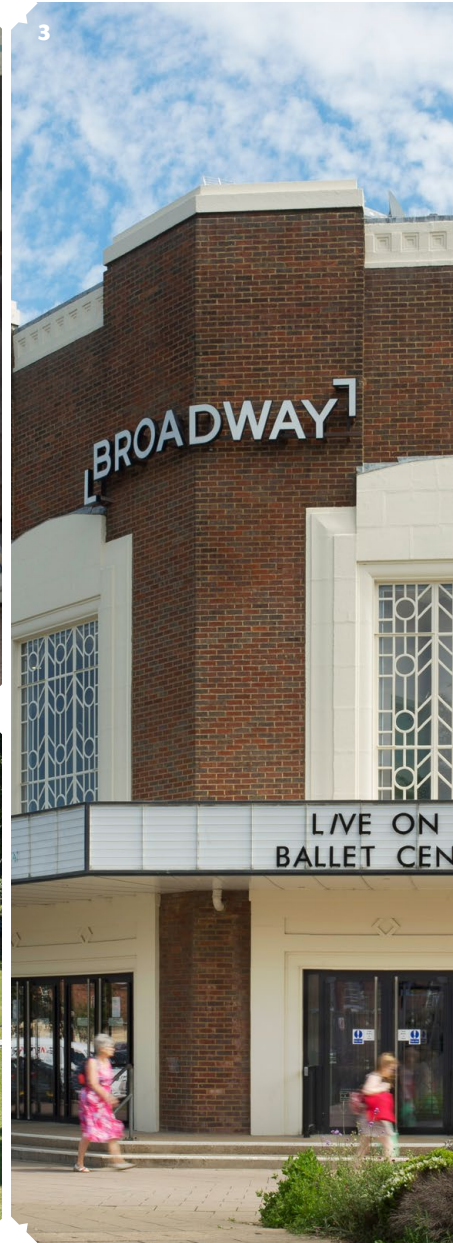
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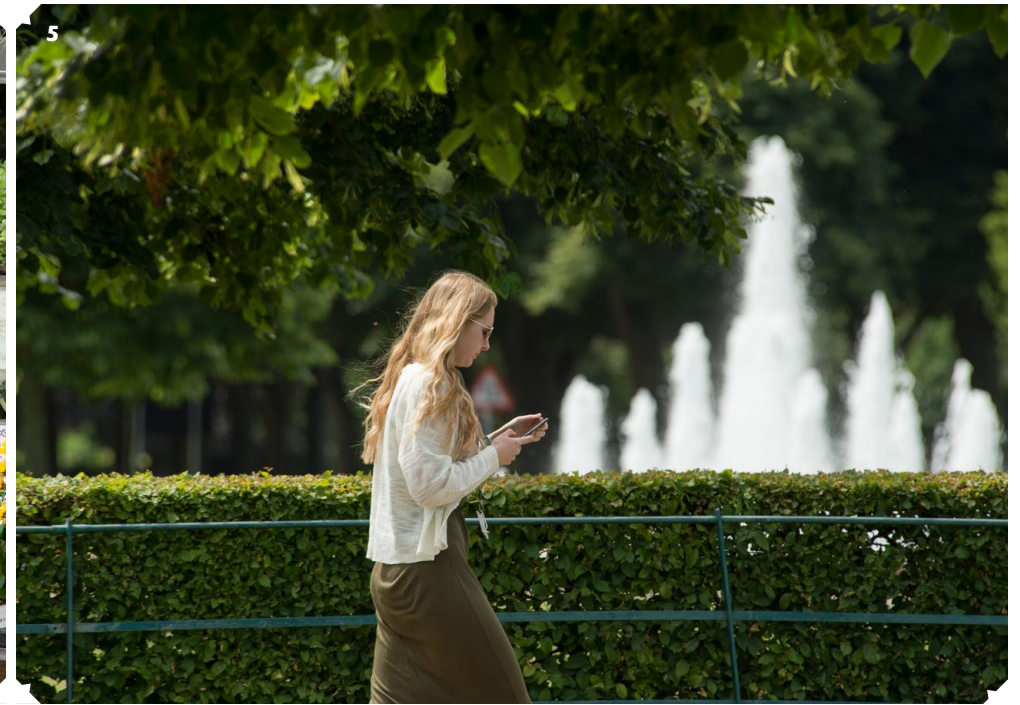
the freedom
and space to
be yourself...







1. Crafty's, a local and independent beer specialist that is family and dog friendly.
2. Vegans are very well fed at Vutie Beets.
3. See what's on in the art deco Broadway Cinema & Theatre.
4. Letchworth is home to a wide selection of independent and specialist retailers.
5. The fountains in Broadway Gardens is a Letchworth landmark.
6. Howard Park is a glorious green space in the heart of the town centre.
7. No. 12, an independent coffee house and delicatessen popular with the locals.



8. Relax and unwind at Letchworth Sports and Tennis Club.

9. Explore the many historical sites Letchworth has to offer.

10. Letchworth Festival has something for everyone.

a slice of letcworth life...

EVERYTHING *is* LOCAL

ATTRACTIONS

1. Broadway Cinema & Theatre
2. The Standalone Farm
3. Norton Common
4. Broadway Gardens
5. Howard Park & Garden
6. Garden City Brewery

LEISURE

7. Letchworth Outdoor Pool
8. Letchworth Golf Club
9. Teamworks Karting Letchworth
10. North Herts Leisure Centre
11. Hertfordshire FA
12. Cricket Club
13. Par 3 Family Golf Centre
14. Fearnhill Sports Centre

CULTURE

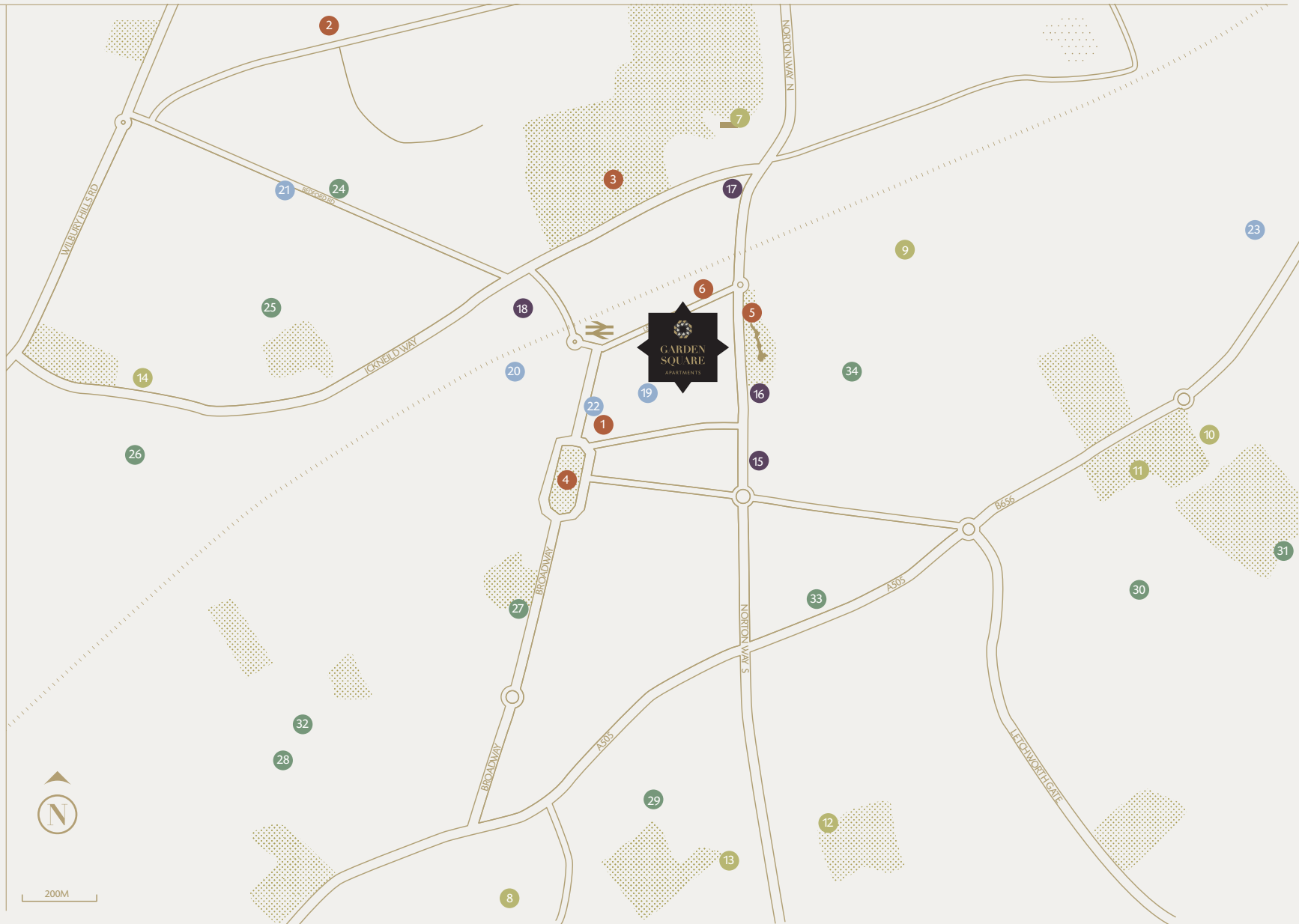
15. International Garden Cities Exhibition & Museum
16. Mrs Howard Memorial Hall
17. Norton Way Gallery
18. Spirella Building

RETAIL

19. Garden Square Shopping Centre
20. Morrisons
21. Tesco Express
22. Sainsburys Local
23. Plinston Retail Park

EDUCATION

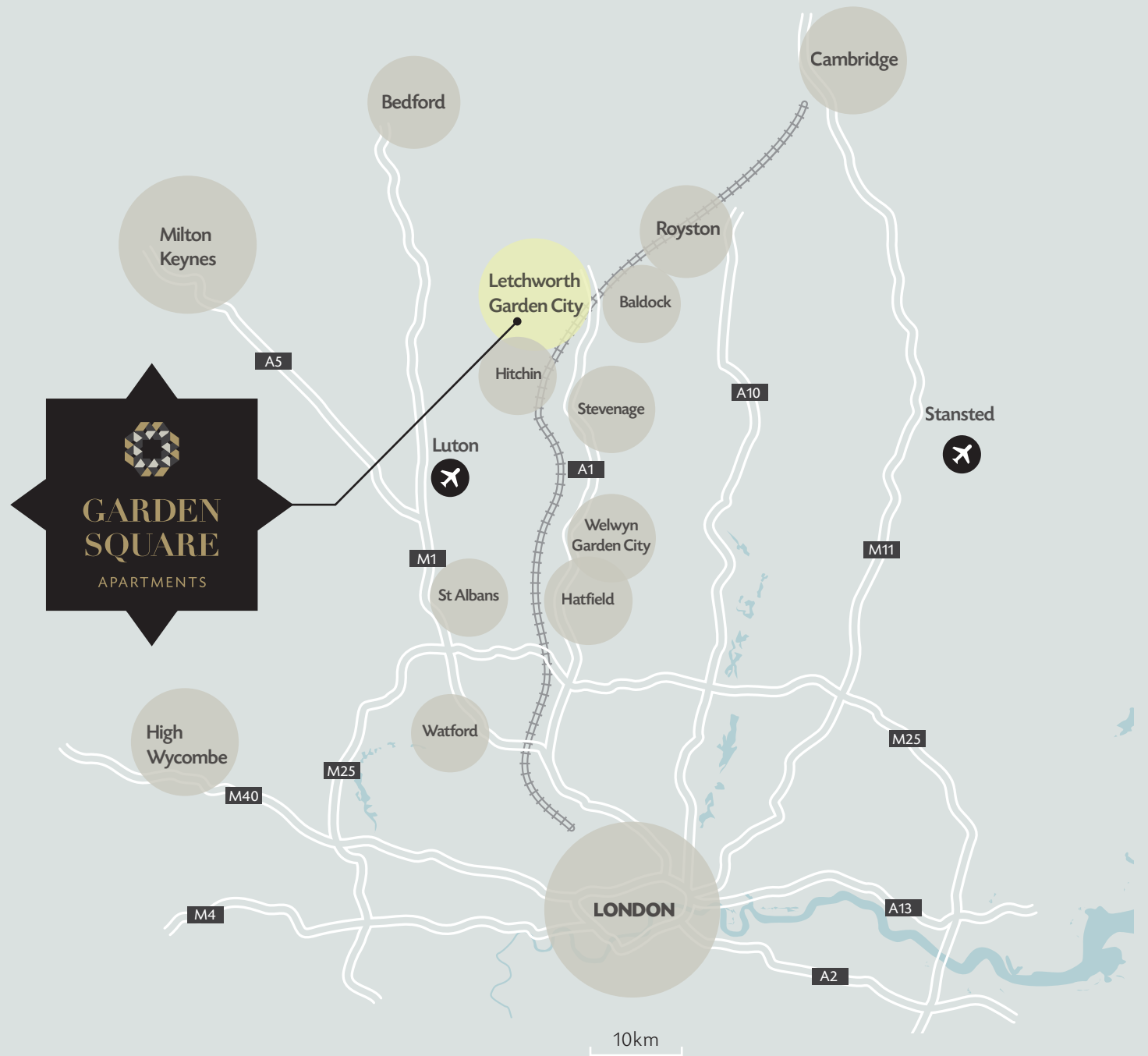
24. Wilbury Junior School
25. Icknield Infant and Nursery School
26. Fearnhill School
27. St. Francis' College
28. The Highfield School
29. St. Christopher School
30. Garden City Academy
31. Woolgrove School
32. St Thomas More RC Primary School
33. Pixmore Junior School
34. Hillshott Infant School & Nursery

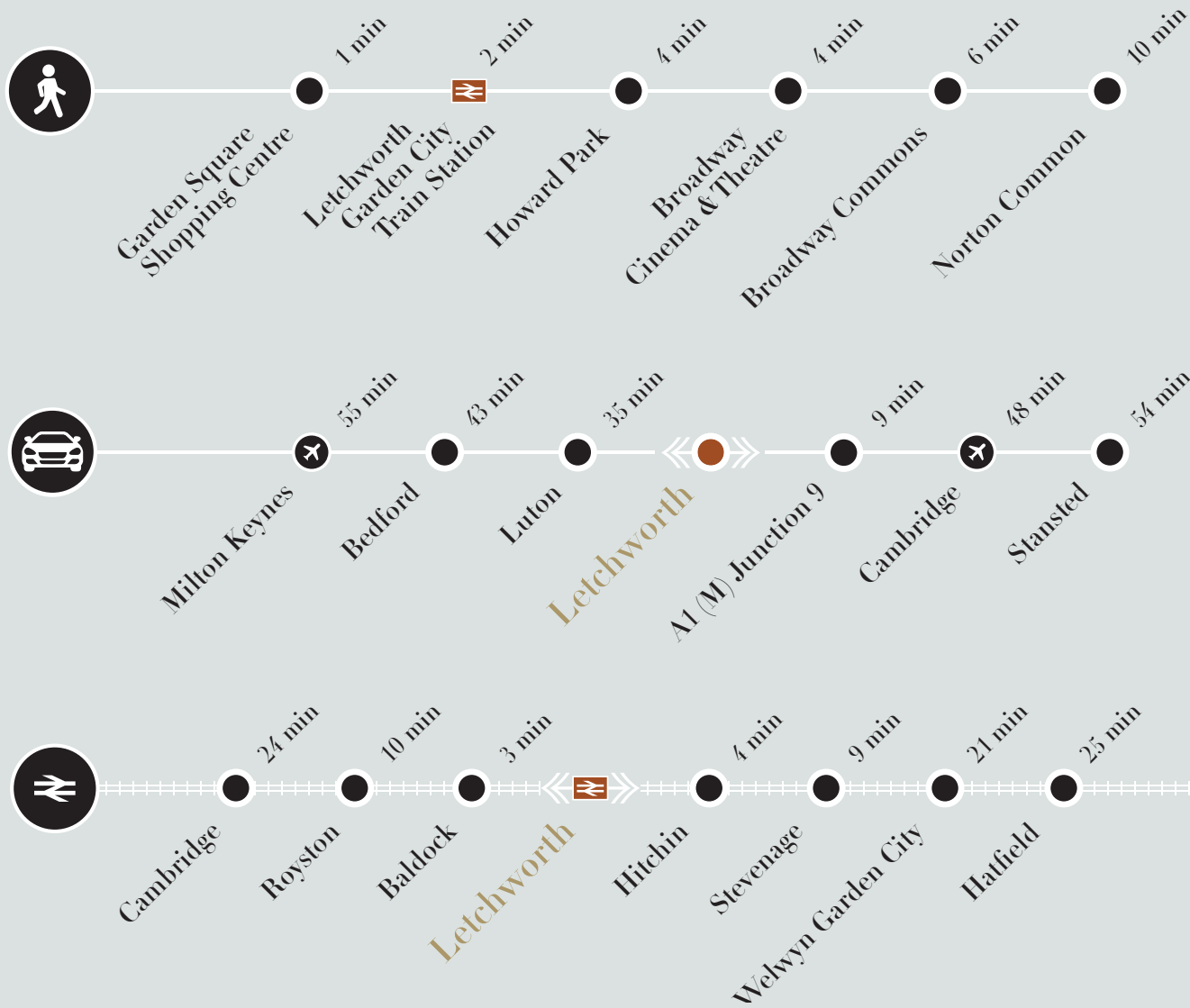




Letchworth Garden Square

Garden
Square
Apartments
*are perfectly
positioned*





From
city life *to*
country
living
in just
28 minutes



Rail travel times: National Rail Enquiries. Road travel & walking times: Google Maps.





*because time
is so important*



28 MINUTES
to CENTRAL LONDON



LIVING *in* LETCHWORTH
COULDN'T *be* EASIER



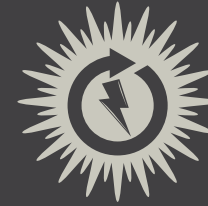
EVERYTHING *the* COUNTRY
& CITY HAVE *to* OFFER
is YOURS



PROVIDING YOU *with*
ENDLESS CHOICES



attention
to detail
ensures your
new home
provides
you luxury,
comfort and
security...



Renewable energy solar PV panels



10 YEAR Global Homes Warranty



Secure cycle storage



Secure private parking

specification

KITCHEN

- Fully fitted contemporary handleless kitchen units in White Gloss with Corian worktops in Warm Grey
- Glass splashback behind hob area
- Soft close doors and drawers
- Integrated Bosch hob and oven with CDA extractor hood
- Built-in Bosch microwave
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher
- Freestanding washer/dryer in utility store
- Feature under counter LED lighting

BATHROOMS & ENSUITES

- Contemporary white sanitaryware
- Chrome taps and fittings
- Chrome ladder towel rail
- Tiling to hand wash basin, bath and shower areas in Perla Grey
- Amtico Flooring in Lyme Stone

ELECTRICAL & LIGHTING

- Thermostatically controlled electric heating system
- BT and TV points pre-wired for Sky
- Intercom entry system
- Hard wired smoke/ heat detection
- Downlights and pendant light fittings

FLOORS & WALLS

- Amtico flooring in Crest Oak to kitchen/living areas and hall
- Luxury carpet to bedrooms in Lunar Grey
- White paint finish to all internal walls and ceilings
- All woodwork finished in white satin

OTHER

- White internal doors with chrome handles
- Double glazed windows
- Renewable energy solar PV panels
- Juliet balconies to select apartments
- Private lift to each apartment building
- Allocated secure private parking
- Secure cycle storage with cycle racks
- 10 Year Global Homes warranty

SALES & ENQUIRIES



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GARDEN
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