

BELVOIR!

Belvoir Hitchin

32 Bancroft, Hitchin, SG5 1LA | 01462 433949 | belvoir.co.uk | [@belvoirherts](https://www.instagram.com/belvoirherts)

Fishponds Road, Hitchin, SG5 1NF



Guide Price £325,000

Leasehold

BE SOLD, BE WITH BELVOIR! MODERN GROUND FLOOR APARTMENT! Belvoir are delighted to market this beautifully presented town centre apartment. Open plan living space, with direct access on to the communal gardens. Well equipped kitchen with integrated appliances. Two double bedrooms and bathroom with separate shower. The property benefits from gas central heating, one allocated parking space, with visitors spaces available. Within easy access to the train station and right on the edge of town. Long lease and low monthly charges - this property would be an ideal first time purchase or investment property - expected rental approximately £1350 pcm

Hitchin is a vibrant market town with superb commuter links by road via the M1 and A1(M) and by rail to London, Cambridge and Peterborough. The historic cobbled square and town centre, with central 13th century church, offer a variety of amenities for the thriving community such as leisure facilities, shops, cafes, restaurants, bars and pubs dating back to medieval times. Schooling in Hitchin boasts a number of 'outstanding' Ofsted ratings.



Ground Floor

Communal Entrance Hall

Entry phone system. Stairs to all floors.

Entrance Hall

Two large storage cupboards.



Living/Kitchen Area

21'9" x 11'6" (6.65 x 3.53)

Kitchen: Well fitted with extensive wall and floor units with contrasting work surfaces. Integrated appliances including fridge, freezer, slimline dishwasher, washing machine, gas hob, oven and extractor. One and half bowl sink unit with mixer tap. Wall mounted gas central heating boiler (Vaillant)

Living Area: Windows and patio doors opening directly on to the communal gardens.



Main Bedroom

13'5" x 8'4" (4.09 x 2.56)

Window to the front. Built-in wardrobe.

Bedroom Two

13'6" x 7'7" (4.14 x 2.32)

Window to the front.

Bathroom

8'3" x 6'3" (2.54 x 1.91)

Suite comprising bath with shower attachment. Wash hand basin, low level w.c. separate shower cubicle. Floor tiling, some wall tiling. Heated towel radiator, ceiling down lights.

Outside

Communal Gardens

The owners of number benefit from have direct access into the garden area adjoining their property.

Parking

One allocated and visitors spaces available.

Lease Details

Freeholder: Fyffes Court Management Company
Expiry of the Lease: 2203 (approximately 180 years remaining)

Ground Rent: £100 per annum

Service Charge: approximately £900 per annum (this includes the buildings insurance)

Management Company: Beard and Ayres Management

Agents Note

EPC Rating: C

Council Tax Band: C North Hertfordshire District Council

BELVOIR!

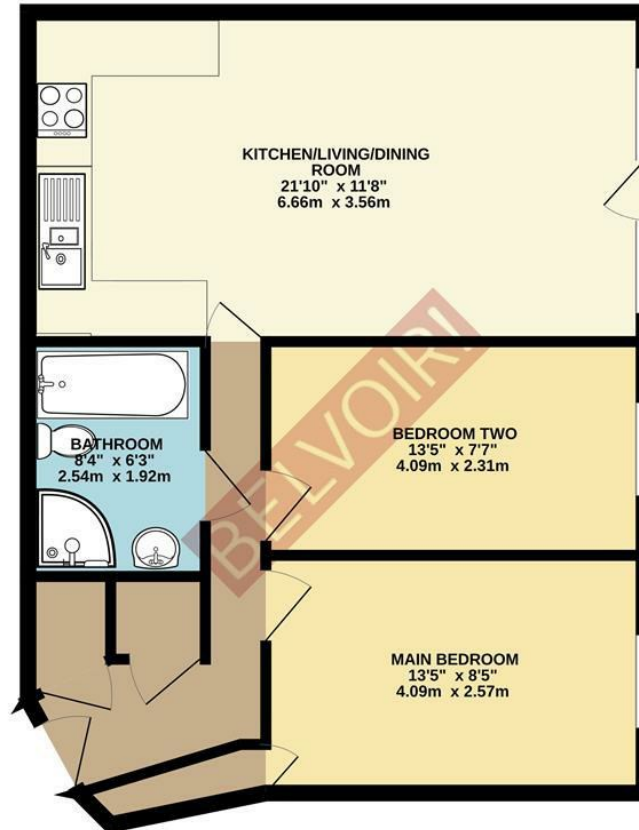
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GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Council Tax Band: C

TOTAL FLOOR AREA : 624 sq.ft. (58.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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