

BELVOIR!

32 Bancroft, Hitchin, SG5 1LA | 01462 433949 | belvoir.co.uk | @belvoirherts

Belvoir Hitchin

The Foundry, Cooks Lane, Hitchin, Herts SG4 0BW



Guide Price £315,000

Leasehold

CLOSE TO THE TOWN AND THE STATION! Belvoir are delighted to market this modern two bedroom top floor apartment in Cooks Way, a short distance from the mainline station and within easy access to the town centre. This second floor apartment benefits from a modern and well fitted kitchen, open plan living and dining area with Juliet balcony. Two double bedrooms and bathroom. There are attractive communal gardens, an allocated parking space and the property is being sold CHAIN FREE. The property is let at present and achieving £1,175 pcm but with current rental value of £1,300+ pcm, representing an approximate 5% gross yield.

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.



The accommodation comprises:

GROUND FLOOR

Communal entrance hall. Entry phone system.

Communal Entrance

Entry via security intercom. Stairs to all floors.



SECOND FLOOR

Entrance

Via solid front door into:

Hallway

'Amtico' wood effect flooring. Storage cupboard. Utility cupboard with plumbing for washing machine.

Living Area

23'9" x 10'9" (7.26 x 3.30)

(Measurement include kitchen area) French doors with 'Juliet' balcony. Wood effect Amtico flooring.



Kitchen Area

Well-fitted kitchen with a range of wall and base units. One and half bowl stainless steel sink unit with mixer tap. Integrated appliances including Neff oven and microwave. Electric hob and extractor over. Fridge/freezer and dishwasher. Cupboard housing the gas fired Ideal central heating boiler. Recessed spotlights. Under cabinet lighting.



Main Bedroom

12'4" x 10'6" (3.76 x 3.22)

Window to rear.

Bedroom Two

7'10" x 9'10" (2.39 x 3.0)

Window to side.

Bathroom

White suite with chrome effect comprising bath with shower and shower screen, sink with cupboards below and low level wc. Large wall mirror. Wall tiling. Ceiling down lights. Towel radiator.

OUTSIDE

Communal Grounds

Large lawn area to rear of development. Bin stores. Covered bicycle store.

Parking

One allocated parking space.

LEASE DETAILS

Belvoir are informed of the following:

Term: 125 years from 2017 - expiry 1st January 2142 (approximately 118 years remaining)

Service Charge: £1,810.68 per annum (payable quarterly)

Ground Rent: £250 per annum

Council Tax Band C

Freeholder: Warwick Estates

DISCLAIMER

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



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650 sq.ft. (60.4 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC

Council Tax Band: C