



**Because property is personal with...**

**Fyffes Court, Fishponds Road, Hitchin**

**BELVOIR!**



Guide price £325,000



## Key Features

- Great location - right in town
- Ground floor apartment
- Open plan living space
- Well fitted modern apartment
- Two bedrooms
- Bathroom with separate shower
- EPC rating C
- Leasehold





Belvoir are delighted to market this charming flat located on Fishponds Road in the heart of Hitchin. This beautifully presented ground floor apartment offers a perfect blend of comfort and convenience.

As you step inside, you are greeted by a spacious open plan living area that seamlessly flows into the well-equipped kitchen, complete with integrated appliances. The patio doors not only flood the space with natural light but also provide direct access to the communal gardens, perfect for enjoying a morning coffee or hosting friends for a summer BBQ.

This lovely flat boasts two double bedrooms, offering ample space for relaxation and rest. The bathroom features a separate shower, adding a touch of luxury to your daily routine. With plenty of storage throughout, you can keep your new home tidy and organised with ease.

Conveniently located within easy reach of the train station, commuting will be a breeze. The allocated parking space ensures you always have a place to park your vehicle without any hassle. Being chain-free, this property is an ideal choice for first-time buyers looking to step onto the property ladder or savvy investors seeking a lucrative opportunity. With an expected monthly rental income of £1,350.

## Ground Floor

### Communal Entrance Hall

Secure entry phone system.

### Entrance Hall

Two large storage cupboards

### Main Bedroom 4.06m x 2.54m (13'3" x 8'3")

Window to the front. Wardrobe cupboard.

### Bedroom Two 4.04m x 2.33m (13'3" x 7'7")

Window to the front.

### Bathroom

Suite comprising bath with shower attachment, low level w.c., wash hand basin. Separate shower. Inset ceiling light, vinyl flooring. Some wall tiling.



## Kitchen

Well fitted with range of base and wall units. One and half bowl stainless steel sink unit with mixer tap. Integrated fridge, freezer, washing machine and dishwasher. Four ring gas hob with extractor over and oven below. Wall mounted vaillant gas central heating boiler. Window to the side.

## Living/dining Room 5.00m x 3.50m (16'4" x 11'5")

Patio doors to the front allowing access to the gardens.

## Parking

One allocated parking space and additional visitors' spaces.

## Communal Gardens

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

## 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

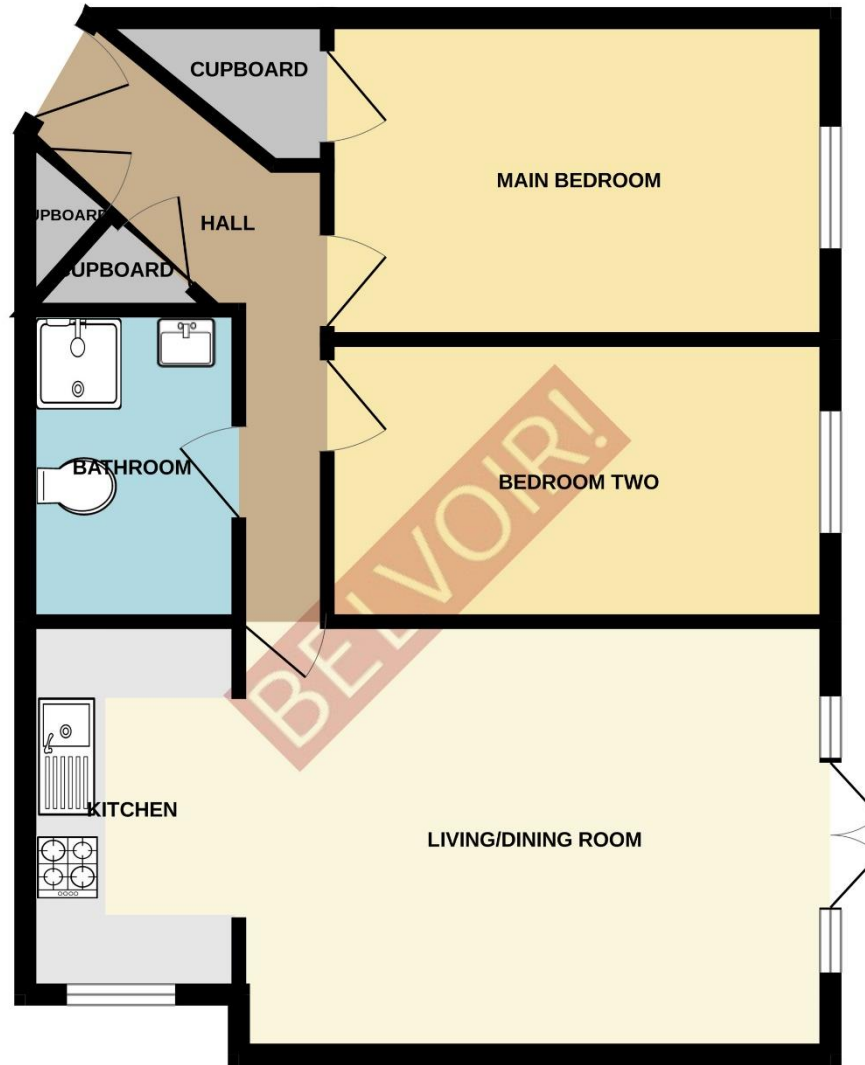
## Agents Note

Council Tax: Band C (North Hertfordshire District Council)  
EPC Rating: C

## 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.

GROUND FLOOR



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