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**Chestnut Court, Hitchin**

**BELVOIR!**

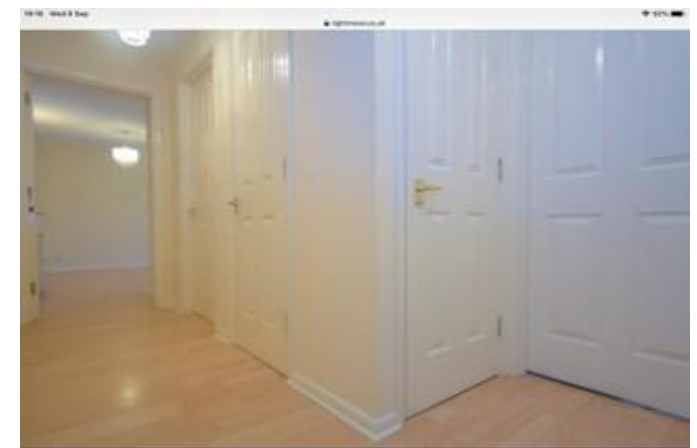
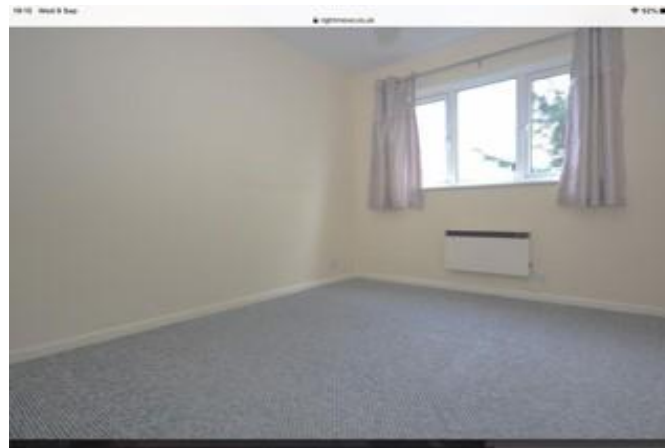
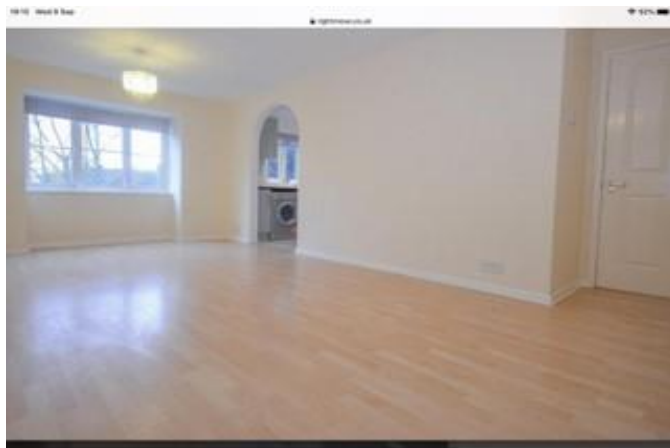


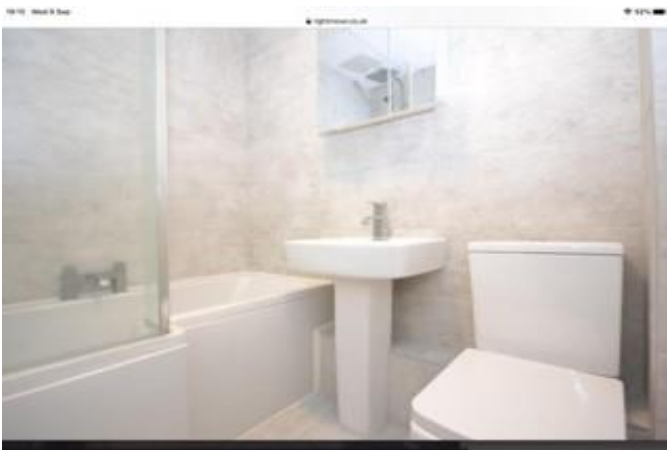
Guide price £210,000



## Key Features

- Popular development
- Close to the town centre
- Ample resident's parking
- One bedroom first floor apartment
- CHAIN FREE
- EPC rating B
- Leasehold
- No Ground Rent
- Low service charge





Welcome to this charming first floor apartment located on Bedford Road in the sought after town of Hitchin. This well-presented flat boasts one reception room, one bedroom, and a modern bathroom, making it the perfect cozy space for a single professional or a couple.

Situated in a popular development close to the town centre, this property offers convenience and a vibrant lifestyle. The abundance of resident's parking ensures you'll never have to worry about finding a spot for your vehicle. Additionally, being chain-free means a smoother and quicker process for potential buyers or renters.

With easy access to the train station, commuting or exploring the surrounding areas couldn't be more convenient. Whether you're looking for a place to call home or an investment opportunity, this flat on Bedford Road is sure to tick all the boxes. Don't miss out on the chance to make this lovely apartment your own!

## GROUND FLOOR

Communal Entrance Hall

### First Floor

### Entrance Hall

**Living/Dining Room** 5.31m x 3.07m (17'5" x 10'1")  
Window to the rear

**Kitchen** 2.03m x 1.88m (6'8" x 6'2")  
Refitted in 2019. Well fitted with a range of light grey wall and floor units with contrasting dark grey work surfaces. Cooker, extractor fan, washer dryer and fridge. Stainless steel sink unit with mixer taps. Window.

**Bedroom** 3.35m x 2.51m (11'0" x 8'2")  
Window to the rear

**Bathroom** 2.03m x 1.65m (6'8" x 5'5")  
Refitted in 2019. Suite comprising 'P' shaped bath with waterfall shower and screen, low level w.c., wash hand basin.

## EXTERIOR

### Communal Gardens

Well maintained gardens.

### Parking

Ample resident's parking

## AGENT NOTE

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

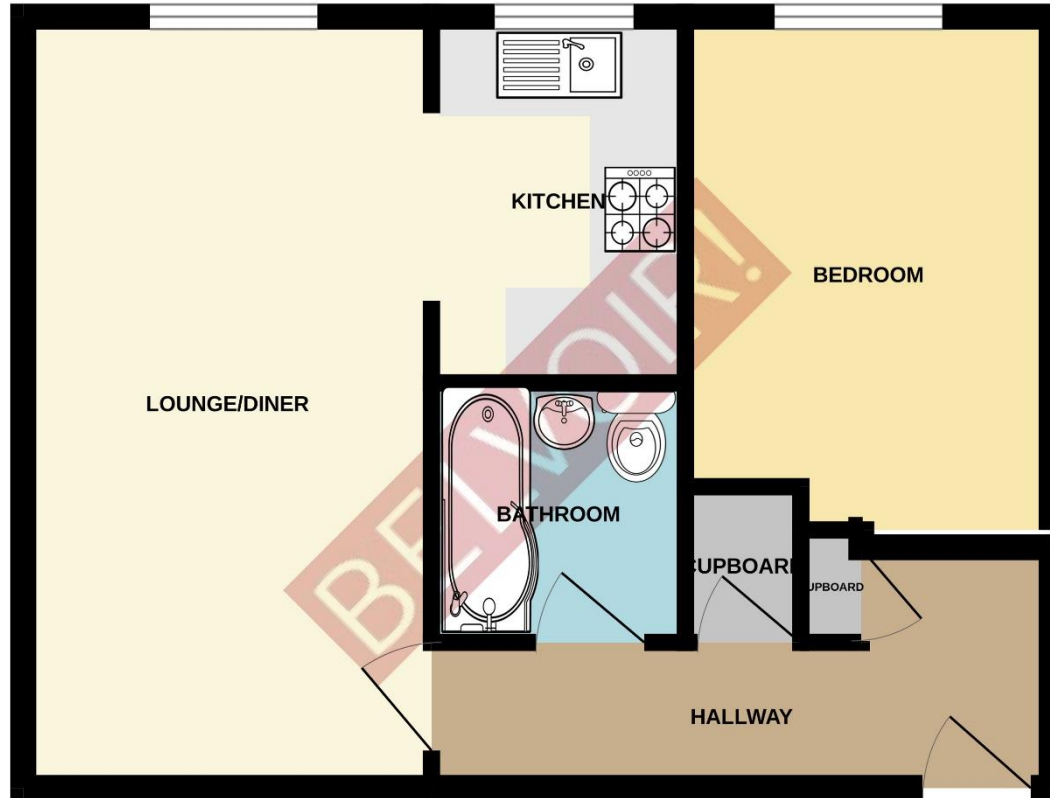
## LEASE DETAILS

Belvoir are informed of the following:  
Lease Term - 125 years from 1 July 1993 (approximately 95 years remaining)  
Ground rent - 'Peppercorn' (£0)  
Service charge - £751.07 for period 1st July 2022 to 30th June 2023

## 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.

FIRST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 409 sq.ft. (38.0 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 purchaser. 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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