



Because property is personal with...

Peppermint Road, Hitchin

BELVOIR!

Guide price £300,000



Key Features

- Modern Top Floor Apartment - Lift to all floors
- Two Double Bedrooms
- Master with En suite
- Allocated Parking
- Central Location
- CHAIN FREE
- EPC rating C
- Leasehold





MODERN TOWN CENTRE APARTMENT!
Belvoir take great pleasure in offering for sale this spacious and very well presented top floor two double bedroom apartment in the much sought after Lavender Fields development. Set within delightful grounds tucked away in the heart of town and perfectly located just over half mile from the mainline station. The property would suit first time buyers, commuters, those downsizing and investors alike.

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

Entrance via part glazed uPVC front. Entry phone system connecting to either landline or mobile phone. Stairs and lift to all floors.

SECOND FLOOR

Entrance

Via solid front door into:

Lobby

Smooth skimmed ceiling. Doors to all rooms. Double width storage cupboard. Further storage cupboard housing hot water cylinder. Wall mounted electric radiator.

Lounge/Diner 5.40m (max) x 3.00m

Smooth skimmed ceiling. Double glazed Juliet balcony style French doors to rear aspect with outlooks over the river Hiz. Wall mounted electric radiator. Open-plan onto:

Kitchen 3.70m x 3.00m

Smooth skimmed ceiling with recessed spotlights. Fitted with a range of base and eye level cabinets providing storage. Stainless steel single bowl sink and drainer with chrome mixer tap. Stainless steel under-counter double oven with ceramic hob inset to work-surface and concealed extractor over. Integrated appliances include fridge freezer, slimline dishwasher and washing machine. Extractor.

Bedroom One 4.50m x 3.30m (max)

Smooth skimmed ceiling. Double glazed window with outlooks over the river. Built-in wardrobe with sliding doors. Wall mounted electric radiator. Door to:

En-Suite

Smooth skimmed ceiling with recessed spotlights. Suite comprising fully tiled shower cubicle, pedestal mounted hand wash basin and low level push-button flush WC. Tiled flooring and wet areas. Chrome heated towel rail. Extractor.

Bedroom Two 3.30m x 2.90m

Smooth skimmed ceiling. Double glazed window with outlooks over the river. Wall mounted electric radiator.

Bathroom

Smooth skimmed ceiling with recessed spotlights. Suite comprising panel enclosed bath with chrome mixer tap and separate wall mounted shower, pedestal mounted hand wash basin and low level push-button flush WC. Tiled flooring and wet areas. Chrome heated towel rail. Extractor.

EXTERIOR

Communal Grounds

Mature landscaped grounds surround the development with established trees, shrubs and varied planting providing an all-year round attractive setting. Concealed



waste and recycle bins stores. Bicycle lock ups. Private pathway along the river Hiz leading to exits at either end of the development.

Parking

Allocated space with additional visitor parking spaces (on time limited permit basis).

LEASE DETAILS

Belvoir are advised of the following:

Lease Term: 125 years from 1st January 2005 (approximately 106 years remaining)

Ground Rent: ground rent is £398.56 per annum

Service Charge: approximately £1,888.52 per annum

Council Tax: Band C

EPC Rating: C

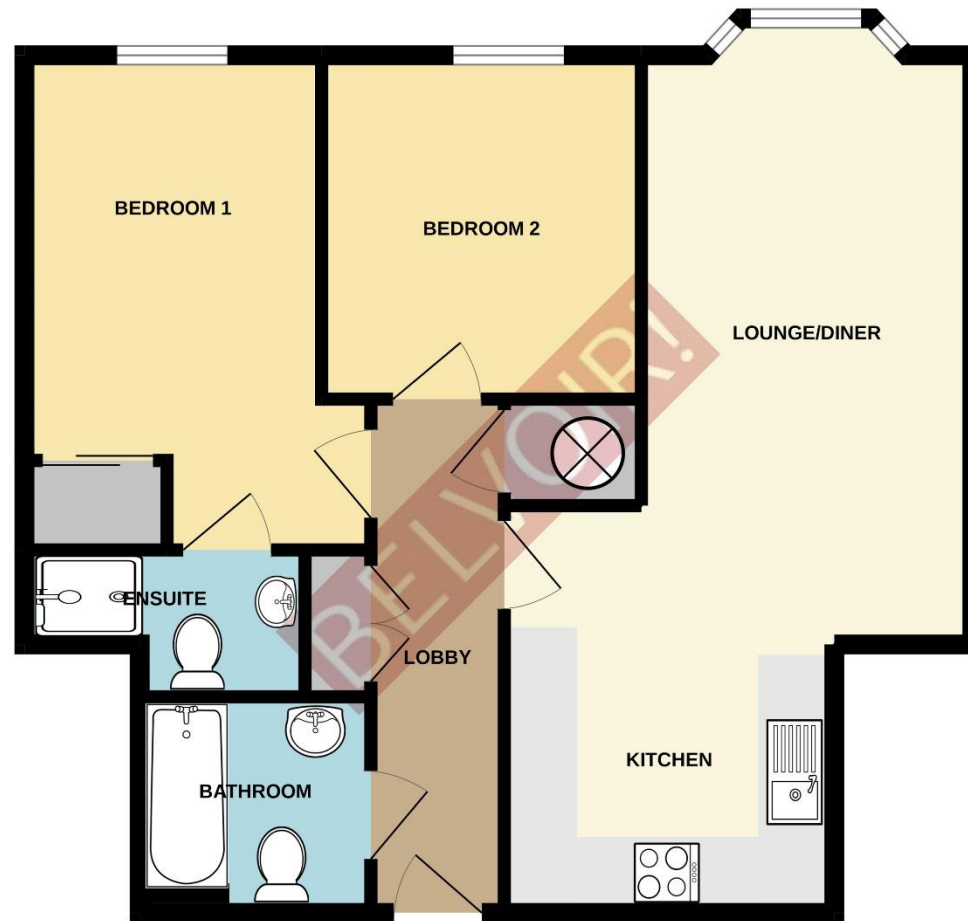
DISCLAIMER

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
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA: 666 sq.ft. (61.9 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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