



Because property is personal with...

William Moss Building, Nightingale Road, Hitchin

BELVOIR!

Guide price £285,000



Key Features

- Beautifully presented first floor apartment
- Only two apartments in the block
- Open plan living space with Juliet balcony
- Two double bedrooms
- Underfloor gas central heating
- Allocated parking space
- Close to the town and the station





Welcome to this charming flat located in the historic William Moss Buildings in Hitchin. This beautifully presented first-floor apartment offers a perfect blend of modern living within a historic setting.

As you step into the property, you are greeted by an open plan living and kitchen area, complete with a well-fitted modern kitchen that is perfect for entertaining guests or simply relaxing after a long day. The gas underfloor heating ensures a cosy atmosphere throughout the apartment, making it a welcoming space to call home. The apartment boasts two double bedrooms, providing ample space for a small family, guests, or even a home office. One of the highlights of this property is the bi-folding doors that lead to the Juliet balcony in the living room. These doors provide the space with lots of natural light

Parking is always a concern, but worry not as this flat comes with allocated parking in the secure car park, ensuring that you have a convenient and safe place to park your vehicle.

Conveniently located close to the mainline station and the town centre, this flat offers easy access to transportation links and local amenities, making it an ideal choice for those who value both convenience and comfort in their daily lives.

Don't miss the opportunity to make this delightful flat your new home in the heart of Hitchin. Contact us today to arrange a viewing and experience the charm of the William Moss Buildings for yourself.

Ground floor

Communal Entrance

Security entry phone system. Stairs to all floors.

First Floor

Entrance

Door into the Hallway

Hallway

Large storage cupboard.

Living Room and Kitchen Area 10.30m x 3.50m (33'10" x 11'6")

Window and bi fold doors with Juliet balcony overlooking the rear with fitted inset blinds. Wooden flooring with under floor heating

Kitchen

Range of wall and floor units with granite work surfaces. Stainless steel one and half bowl sink unit with mixer tap. Built-in oven and four ring ceramic hob with stainless steel chimney hood extractor. Integrated appliances include fridge/freezer, washing machine, dishwasher and microwave.

Main Bedroom 3.50m x 3.25m (11'6" x 10'8")

Window to the front, under floor heating. Fitted wardrobe.

Bedroom Two 3.10m x 2.55m (10'2" x 8'5")

Window to the front. Under floor heating.

Bathroom

Contemporary fully tiled with suite comprising bath with chrome mixer tap, shower attachment and shower screen. Wash hand basin with storage. Low level w.c. Chrome heater towel radiator, extractor.



Exterior

Parking Car park to the rear with one allocated parking space.

Lease Details

Belvoir are informed of the following:
Freeholder and Management Agents: Eevil Plan Properties Limited
Lease: 125 years from 9 March 2021
Ground Rent: £200 per annum
Service Charge: £1,150 per annum

Agents Note

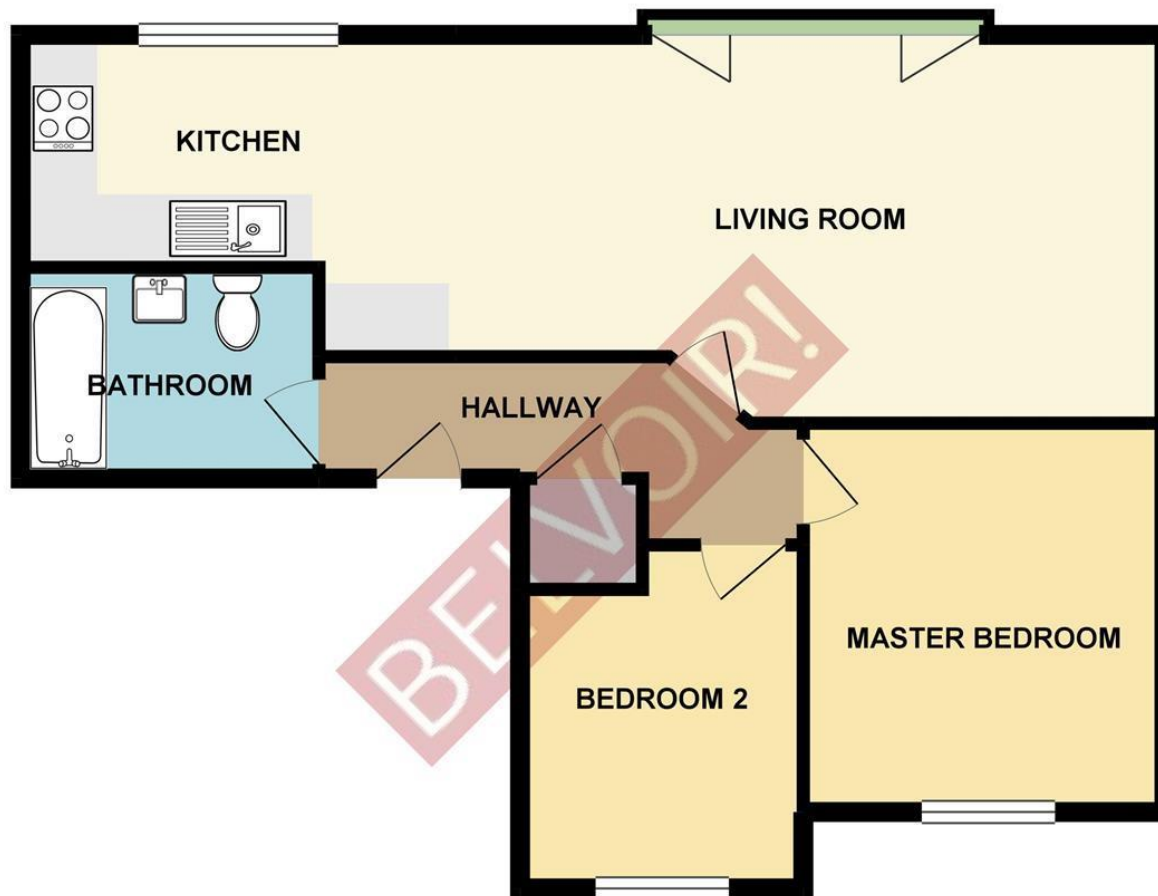
EPC Rating: B
Council tax band: B (North Herts District Council)

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.







TOTAL FLOOR AREA : 60.39 sq. m. (650.05 sq. ft.) 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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