



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

**Nursery Hill, St Andrews Place, Hitchin**

**BELVOIR!**



Guide price £425,000



## Key Features

- Chain Free
- Sought-after development
- First floor
- En-suite to main bedroom
- Balcony
- Allocated parking
- EPC rating B
- Leasehold





## Welcome to Nursery Hill!

Forming part of the St. Andrews Place development in the charming town of Hitchin, this exquisite apartment is nestled in an exclusive raised setting, offering a luxurious lifestyle in a central location.

As you step into this property, you are greeted by a beautifully designed open plan living area, perfect for entertaining guests or simply relaxing with your loved ones. The spacious layout provides ample room for all your furniture and decor, creating a warm and inviting atmosphere.

With two bedrooms and two bathrooms, this apartment offers both comfort and convenience. The bedrooms provide a peaceful retreat at the end of a long day, while the bathrooms boast modern fixtures and fittings for a touch of elegance.

One of the highlights of this property is the private balcony, where you can enjoy your morning coffee or unwind in the evening while taking in the views of the surrounding area. Additionally, the allocated parking ensures that you never have to worry about finding a space after a long day out.

What sets this apartment apart is that it is chain free, making the buying process smooth and hassle-free. Don't miss this opportunity to own a piece of luxury in the heart of Hitchin.

## GROUND FLOOR

### Approach

Steps rising to first floor level.

## FIRST FLOOR

### Communal Entrance

Security entry phone system. Communal lobby with stairs rising to all floors.

### Entrance

Via solid front door into:

### Hallway

Smooth skimmed ceiling. Storage cupboard housing hot water cylinder. Radiator. Doors to all rooms.

### Lounge/Diner 5.50m x 6.70m (18'0" x 22'0")

(Maximum dimensions to include kitchen area) Smooth skimmed ceiling. Double glazed window to front aspect. Two radiators. Sliding patio door to:

### Balcony 1.30m x 3.10m (4'4" x 10'2")

Decked balcony with iron and glass balustrade.

### Kitchen

Smooth skimmed ceiling with recessed spotlights. Fitted with range of base and wall mounted cabinets providing storage. Stainless steel one and a half bowl sink and drainer with chrome mixer tap. Built under stainless steel double oven and four burner gas hob inset to work surface with stainless steel chimney hood extractor over. Integrated appliances include under-counter fridge, freezer, washer-dryer and full size dishwasher.

### Bedroom One 2.00m x 3.50m (6'7" x 11'6")

(Measured excluding doorway) Smooth skimmed ceiling. Double glazed window to rear aspect. Radiator. Door to:





### En-suite

Smooth skimmed ceiling with recessed spotlights. Suite comprising enclosed corner shower cubicle, pedestal mounted hand wash basin and low level push-button flush WC. Downlighting. Radiator. Extractor.

### Bedroom Two 2.35m x 4.00m (7'8" x 13'1")

Smooth skimmed ceiling. Double glazed window to rear aspect. Storage cupboard housing gas central heating boiler. Radiator.

### Bathroom

Smooth skimmed ceiling with recessed spotlights. Suite comprising panel enclosed bath with chrome mixer tap and shower attachment, glass shower screen, pedestal mounted hand wash basin and low level push-button flush WC. Downlighting. Radiator. Extractor.

## EXTERIOR

### Communal Grounds

Landscaped and well maintained grounds with generous lawn areas and varied planting.

### Parking

Allocated parking space.

## PROPERTY INFORMATION

Belvoir are informed of the following:

Lease: Expiry 2131 (approximately 107 years remaining)

Ground Rent: £250 per annum

Service Charge: currently £1715.61 per annum

Council Tax: Band C

EPC Rating: B

## DISCLAIMER

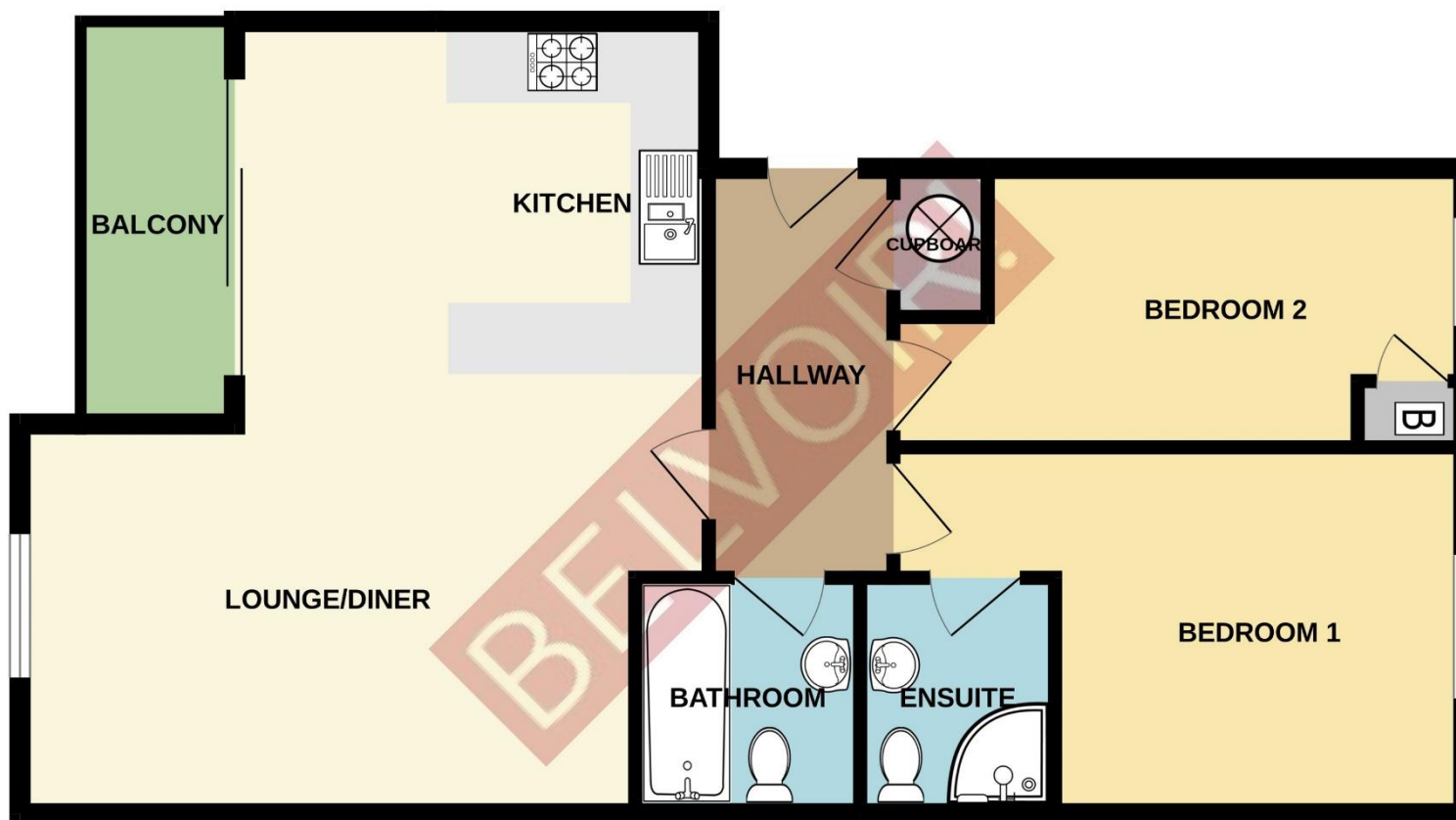
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729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.7 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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