



Because property is personal with...

Garrison Court, Hollow Lane, Hitchin

BELVOIR!

Guide price £240,000



Key Features

- Beautifully Presented Top Floor Flat
- Communal Gardens
- Lots of Natural Light Throughout
- Residents Permit Parking
- Right in the Heart of Hitchin
- Long Lease and No Ground Rent
- EPC rating D
- Leasehold





LOTS OF NATURAL LIGHT AND BEAUTIFULLY PRESENTED TOP FLOOR FLAT - Belvoir are delighted to market this spacious top floor two bedroom flat, situated right in the town centre with views over Windmill Hill and a short walk from the mainline station. Dual aspect to the living room and main bedroom, this property is very well presented throughout and benefits from lots of natural light. The property has gas central heating and is double glazed. LONG LEASE, AND NO GROUND RENT - Permit parking available close by. Ideal first time purchase or investment. With an expected monthly rental of £1100 - over a 5% yield !! - MOTIVATED SELLER

Hitchin is a picturesque market town in Hertfordshire. The old part of Hitchin with the beautiful 13th century church at its heart still has tree lined narrow streets with historic buildings and inns dating back to medieval times. One of the many factors which puts Hitchin in the 'premier league' to live is the number of specialist boutiques and family-run businesses. Journey times into London and Cambridge on a fast train from Hitchin Station are about thirty minutes. Hitchin is approximately ten miles from the M1 and three miles from the A1(M), the main routes north and south.

Ground Floor

Communal entrance door, with secure entry phone system. Stairs to all floors.

Second Floor

Hallway

Access to the loft space.

Living Room 4.43m x 3.46m (14'6" x 11'5")

Bright room with large bay window to the front and two windows to the side, with views over Windmill Hill. Open fireplace (not in use)

Kitchen 3.34m x 1.57m (11'0" x 5'2")

Galley kitchen with door and window to the rear. Wall and base units with wood work surfaces. Butler sink with mixer tap. Built-in Neff four ring gas hob, integrated oven below. Cupboard housing the wall mounted Worcester gas central heating boiler. Some wall tiling.

Main Bedroom 4.14m x 3.39m (13'7" x 11'1")

Bay window to the rear and window to the side. Built-in wardrobes, cupboard housing the hot water cylinder.

Bedroom Two 2.98m x 2.10m (9'10" x 6'11")

Window to the front.

Bathroom 2.53m x 1.35m (8'4" x 4'5")

White suite with chrome effect comprising bath with shower over. Wash hand basin with cupboard below, recently fitted towel radiator.. Low level w.c., window to the rear. Exposed floorboards.

Outside

Communal gardens to the rear.

Agents Note

Lease details:

We are informed - Expiry of the lease 23 June 2167 (approximately 145 years remaining).

Ground rent: Peppercorn

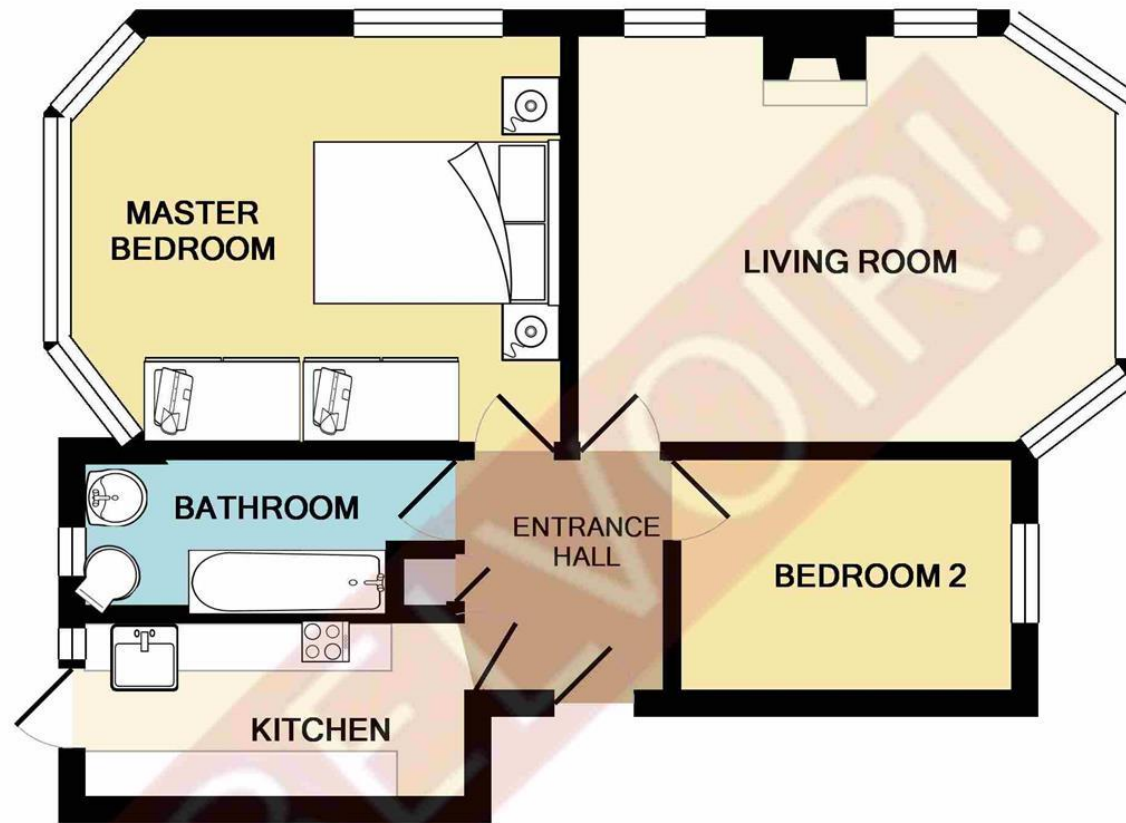
Service Charge: £166 pcm approximately

Freeholder: Hiz Securities Limited.

Managing Agents: Windmill Hill Management Company Limited.

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



TOTAL APPROX. FLOOR AREA 510 SQ.FT. (47.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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