



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

**Tudor Court, Pirton Road, Hitchin**

**BELVOIR!**



**Guide price** £325,000



## Key Features

- First floor
- Two double bedrooms
- Well-equipped kitchen
- Generous lounge/diner
- Modern bathroom
- Lots of storage
- Garage
- EPC rating C
- Share of Freehold





Belvoir welcome you to this beautifully presented 1st-floor flat that offers a share of freehold, ensuring stability and investment value.

Step into a modern kitchen and bathroom, perfect for those who appreciate contemporary living. The property boasts two spacious double bedrooms, providing ample space for relaxation and rest, and more storage than you would believe.

Set in delightful gardens in tucked away cul-de-sac, yet within walking distance of the town and a touch further to the station. Additionally, this flat comes with the convenience of a garage en-bloc, offering secure parking and extra storage space.

Lease conditions stipulate all properties are owner occupied and no subletting or pets are permitted. Don't miss the opportunity to own this delightful property in a sought-after location.

## GROUND FLOOR

### Communal Entrance

Via newly replaced glazed doors. Stairs rising to all floors.

## FIRST FLOOR

### Entrance

Via solid front door into:

### Hallway

Walk-in storage cupboard and additional storage cupboard. Doors to kitchen and lounge/diner.

### Lounge/diner 3.35m x 5.40m (11'0" x 17'8")

uPVC double glazed window to front aspect. Radiator. Door to inner lobby.

### Kitchen 3.20m x 3.45m (10'6" x 11'4")

(Maximum dimensions) uPVC double glazed window to rear aspect. Fitted with a range of base and wall mounted cabinets providing storage. Inset ceramic single bowl sink and drainer with chrome 'Sean-neck' mixer tap. Built-in single oven and inset four burner gas hob with stainless steel chimney hood extractor over. Integrated washing machine. Space for fridge freezer. Radiator. Door to inner lobby.

### Inner Lobby

Doors to lounge/diner, bedrooms and bathroom. Storage cupboard.

### Bedroom One 3.35m x 4.00m (11'0" x 13'1")

uPVC double glazed window to front aspect. Radiator.

### Bedroom Two 3.10m x 3.45m (10'2" x 11'4")

uPVC double glazed window to side aspect. Storage cupboard. Radiator.

### Bathroom

uPVC obscure double glazed window to rear aspect. White suite comprising panel enclosed P-shaped bath with chrome wall-mounted controls and glass shower screen. Hand wash basin mounted in vanity unit and low level pus-button flush WC with concealed cistern. White heated towel radiator.

## EXTERIOR

### Garage 2.50m x 4.90m (8'2" x 16'1")

Single garage en-block. Ample parking for residents and visitors.

### Communal Gardens

Beautifully maintained mature grounds with established lawns, varied planting and tree line providing natural screening.









## PROPERTY INFORMATION

Belvoir are advised of the following:  
Lease Term: 999 years from 24th June 1989  
(approximately 964 years remaining)  
Ground Rent: £0 (Peppercorn)  
Service Charge: currently £2,182.12 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.

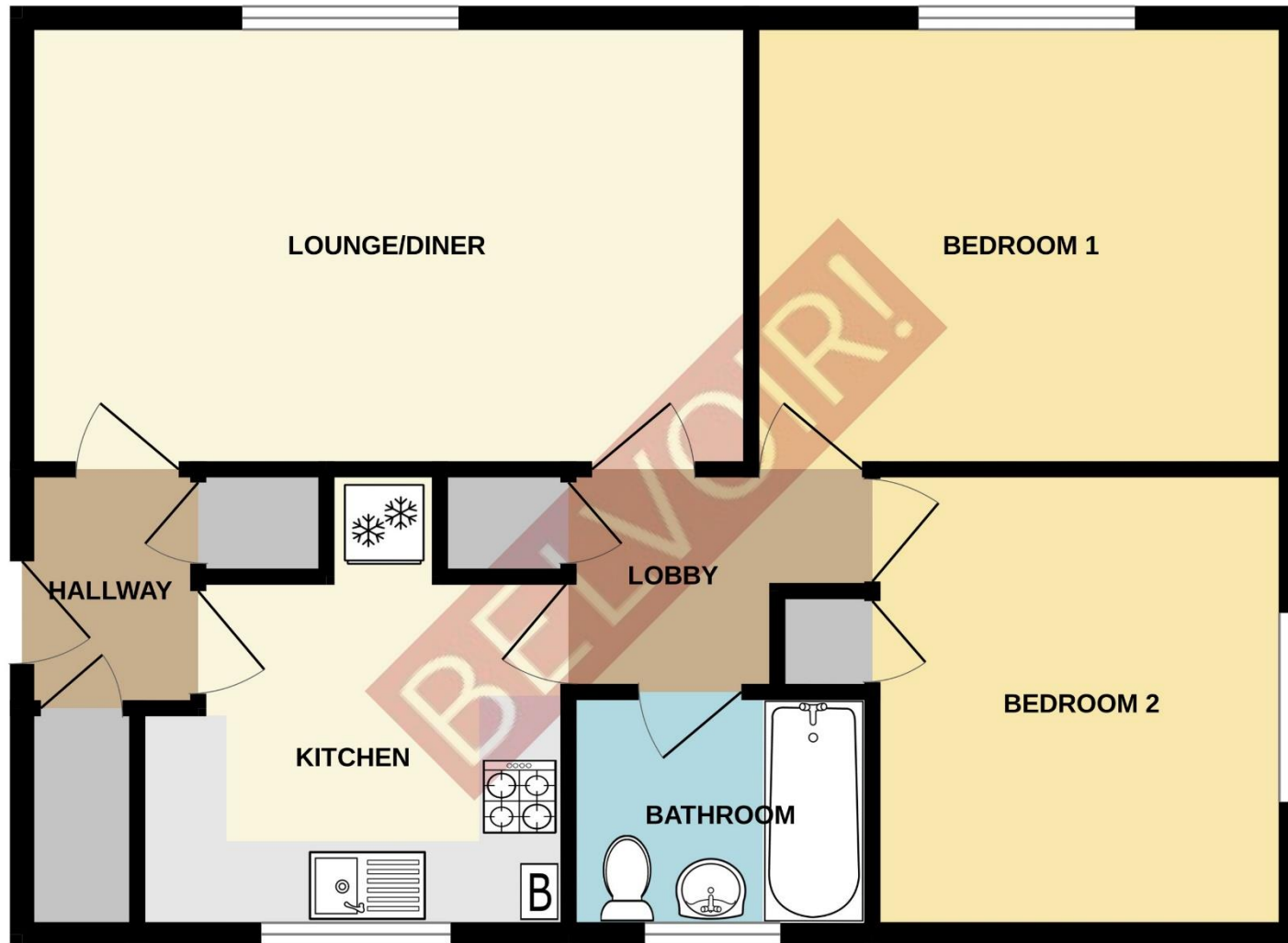








FIRST FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 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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