



Because property is personal with...

Priory Court, Stevenage Road, Hitchin

BELVOIR!

Guide price £250,000



Key Features

- Chain Free
- Two Double Bedrooms
- Living Room with Balcony
- Well Presented Throughout
- Separate Kitchen
- Gas Central Heating
- EPC Rating: C
- Leasehold (approximately 115 years remaining)





Belvoir welcome you to this charming flat located in Priory Court, on Stevenage Road! This delightful first-floor flat boasts a light and airy feel throughout, creating a welcoming atmosphere from the moment you step inside.

With two generous bedrooms, this property offers ample space for a small family, a couple, or even someone looking for a home office. The lounge/diner is a standout feature, complete with a balcony where you can relax and unwind after a long day, enjoying the fresh air and sunny aspect.



Conveniently situated within walking distance to the town and station, you'll have easy access to all the amenities, shops, and restaurants that Hitchin has to offer. Additionally, the property's proximity to the A1(M) ensures quick and convenient travel to neighbouring areas, making it ideal for commuters or those who enjoy exploring the region.

The property is offered with no upward chain.

GROUND FLOOR

Communal Entrance

Security entry phone system. Stairs rising to all floors.

FIRST FLOOR

Entrance

Via solid front door into:

Hallway

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

Lounge/Diner 3.35m x 4.85m (11'0" x 15'11")

uPVC sliding patio doors to balcony and front aspect. Radiator. Door to:

Kitchen 2.75m x 3.35m (9'0" x 11'0")

uPVC double glazed window to rear aspect. Fitted with a range of base and wall mounted cabinets providing storage. Space for 600mm cooker with extractor over. Stainless steel single bowl sink and drainer with chrome tap. Space and plumbing for washing machine. Space for fridge freezer. Concealed wall mounted gas central heating boiler. Storage cupboard. Radiator.

Bedroom One 3.35m x 3.70m (11'0" x 12'1")

uPVC double glazed window to front aspect. Radiator.

Bedroom Two 2.60m x 2.75m (8'6" x 9'0")

uPVC double glazed window to rear aspect. Radiator.

Bathroom

uPVC obscure double glazed window to rear aspect. Suite comprising panel enclosed bath with chrome mixer tap and shower attachment, hand wash basin and low level push-button flush WC. Tiled wet areas.

EXTERIOR

Balcony

Private balcony enclosed by iron railings with front aspect.

Communal Grounds

Well maintained lawn area with flower borders and mature trees.

Parking

Parking spaces available for rental from management company at a cost of approx. £250 per annum. Similarly, garages can be rented at additional cost. (Each subject to availability).





LEASE DETAILS

Belvoir are informed of the following:

Lease Term - 125 years from 6th April 2014 (approximately 115 years remaining)

Ground Rent - £350 per annum

Service Charge - approx. £1,800 per annum

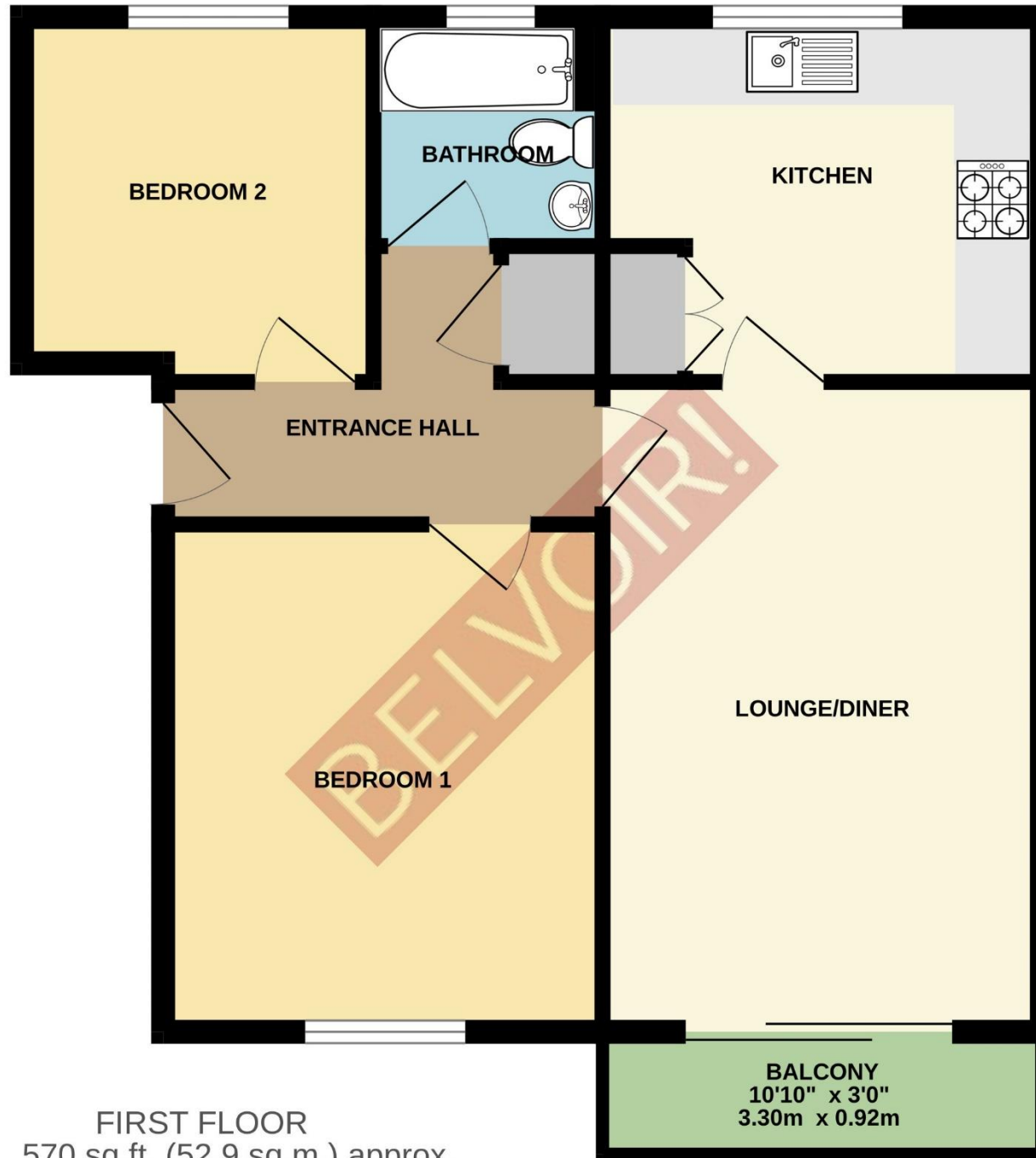
Council Tax Band: B

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
570 sq.ft. (52.9 sq.m.) approx.

BALCONY
10'10" x 3'0"
3.30m x 0.92m



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