



Because property is personal with...

Redoubt Close, Hitchin

BELVOIR!

Offers in excess of £235,000



Key Features

- First floor
- Beautifully presented throughout
- Lots of upgrades
- uPVC double glazing
- Close to town and station
- Ample residents parking
- EPC rating - C
- Leasehold (approx. 100 years remaining)





Welcome to Redoubt Close, Hitchin - a charming location for this delightful first-floor two-bedroom chain free flat, forming part of this highly regarded development, set in immaculate landscaped leafy grounds.

Upon entering, you are greeted by a beautifully upgraded interior boasting uPVC double glazing, wood flooring, and oak doors. The modern kitchen and bathroom are elegantly designed with stylish tiling, offering a touch of luxury to everyday living.

This property features a generous living room, perfect for entertaining guests or simply relaxing after a long day. With two comfortable bedrooms, there is ample space for a small family, a couple, or even a home office.

One of the standout features of this flat is the abundant resident parking available, ensuring convenience for both residents and visitors alike. Additionally, being within walking distance of the town and station, commuting or enjoying the local amenities couldn't be easier.

GROUND FLOOR

Communal Entrance

Access via a communal door with security entry phone system. Stairs rising to all floors.

FIRST FLOOR

Entrance

Entrance via solid front door into:

Hallway

Entry phone system. Airing cupboard housing hot water cylinder. Engineered oak flooring.

Living Room 3.50m x 5.10m (11'6" x 16'8")

(Measurements excluding bay window) 'Walk-in' uPVC double glazed bay window to front aspect. Engineered oak flooring. Electric radiator. Opening to:

Kitchen 1.75m x 3.00m (5'8" x 9'10")

uPVC double glazed window to front aspect. Fitted with a modern range of base and wall mounted cabinets providing storage. Built-in single oven and ceramic hob inset to work-surface with stainless steel extractor over. Stainless steel single bowl sink and drainer with chrome mixer tap. 'Metro' tiled splash-backs. Space and plumbing for washing machine. Space for fridge freezer. Engineered oak flooring.

Bedroom One 2.65m x 3.25m (8'8" x 10'8")

(excluding bay window) uPVC double glazed window to rear aspect. Built-in wardrobes with mirrored sliding doors. Engineered oak flooring. Electric radiator.

Bedroom Two 2.10m x 2.65m (6'11" x 8'8")

(excluding bay window) uPVC double glazed window to rear aspect. Engineered oak flooring. Electric radiator.

Bathroom

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. Contemporary tiling to wet areas. Ceramic tile flooring. Extractor. Heated towel radiator.

EXTERIOR

Communal Grounds

Landscaped communal grounds with established lawns, mature trees and varied shrubs. Communal bin stores and bike shelters.

Parking

Ample resident's parking throughout the development.





PROPERTY INFORMATION

Belvoir are informed of the following:

Lease Term - 125 years from March 1999 (approx. 100 years remaining)

Ground Rent - £200 per annum

Service Charges - £1,300.00 per annum

Council Tax - Band B

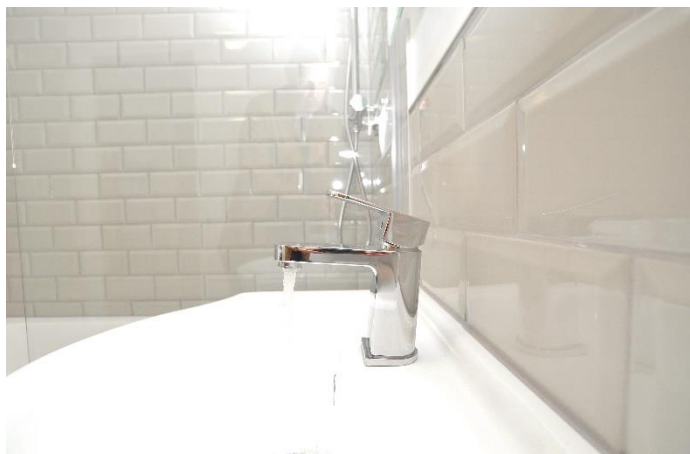
EPC Rating - C

DISCLAIMER

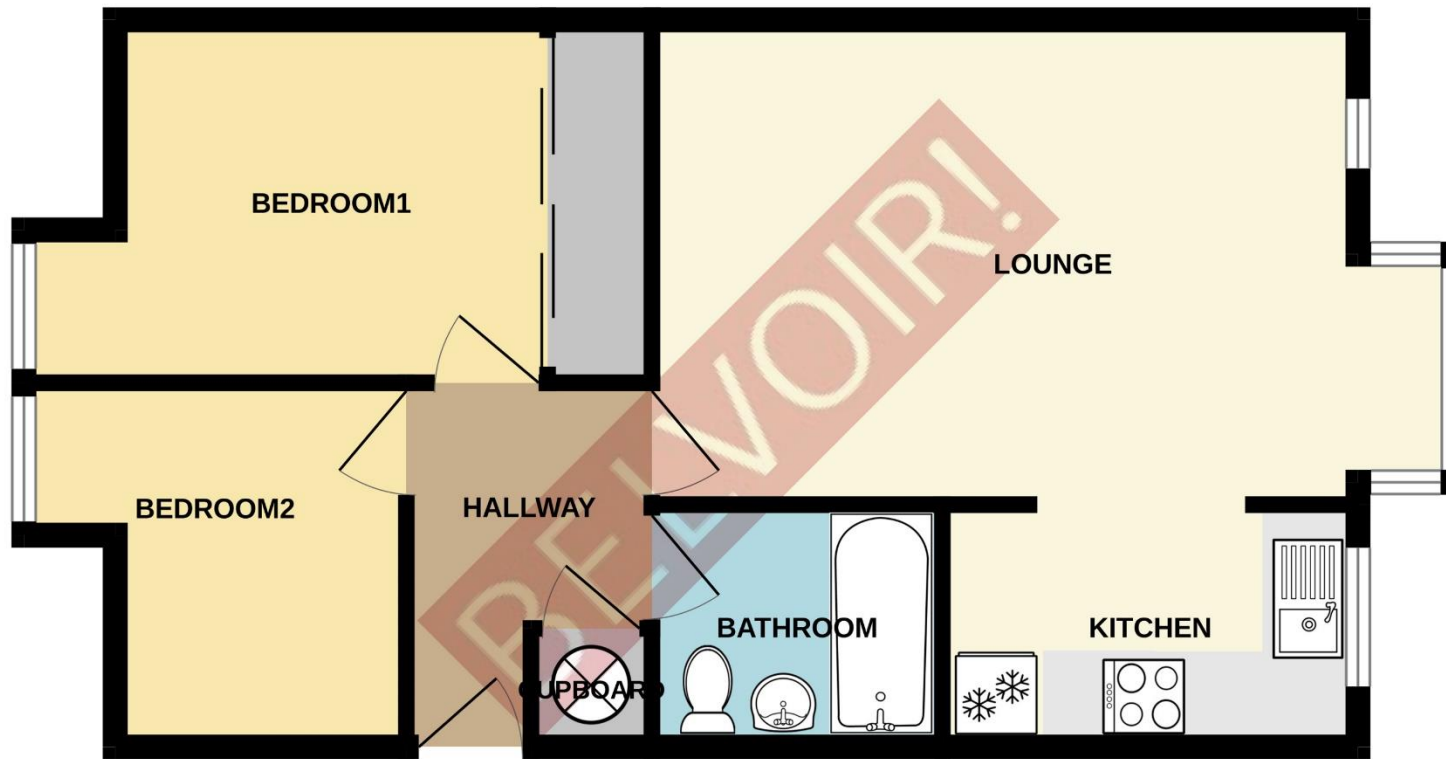
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FIRST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 535 sq.ft. (49.7 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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