



Because property is personal with...

Redoubt Close, Hitchin

BELVOIR!

Guide price £225,000



Key Features

- Chain free
- Popular leafy development
- Ground floor
- Two bedrooms
- Well-presented throughout
- Immaculately maintained communal grounds
- EPC rating C
- Leasehold





Nestled in the serene and leafy surroundings of Redoubt Close, Hitchin, this charming ground floor flat offers a delightful living experience. With two well-sized bedrooms and a spacious reception room, this property is perfect for individuals or couples seeking comfort and convenience. The living room is well-proportioned, creating an inviting space for relaxation or entertaining guests.

The flat is situated within a popular development, providing a peaceful atmosphere while still being within easy walking distance of both the vibrant town centre and the local train station. This prime location ensures that residents can enjoy the best of both worlds: the tranquillity of a green setting and the accessibility of urban amenities.

One of the standout features of this flat is the abundant resident parking available, ensuring convenience for both residents and visitors alike.

This property is an excellent opportunity for those looking to embrace a comfortable lifestyle in a desirable area. Whether you are a first-time buyer or seeking a rental investment, this flat is sure to impress with its combination of charm, convenience, and location.

GROUND FLOOR

Communal Entrance

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

Entrance

Entrance via solid front door into:

Hallway

Entry phone system. Airing cupboard housing hot water cylinder.

Lounge/Diner 5.10m x 3.50m (16'8" x 11'6")

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

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

Double glazed window to front aspect. Fitted with a range of base and wall mounted cabinets providing storage. Built-in single oven and four ring electric hob inset to work-surface with extractor over. Stainless steel single bowl sink and drainer with chrome taps. Tiled splash-backs. Space and plumbing for washing machine. Space for fridge freezer.

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

(excluding bay window) Double glazed window to rear aspect. Built-in wardrobes with mirrored sliding doors. Electric radiator.

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

(excluding bay window) Double glazed window to rear aspect. 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 flush WC. Tiling to wet areas. 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 25 March 1999 (approx. 99 years remaining)

Ground Rent - £50 per annum

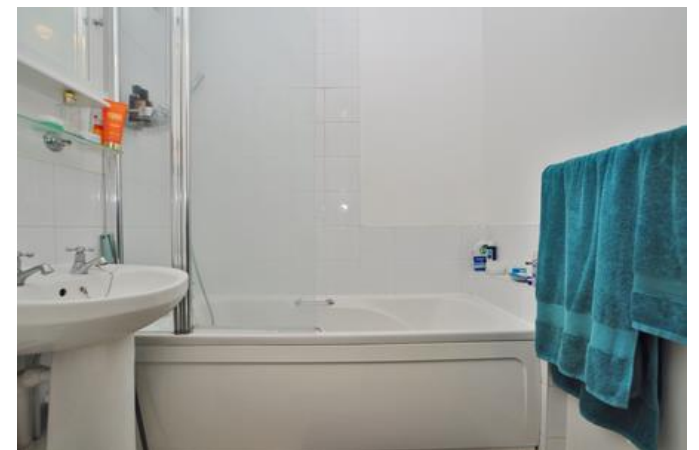
Service Charges - approx. £1139.48 per annum

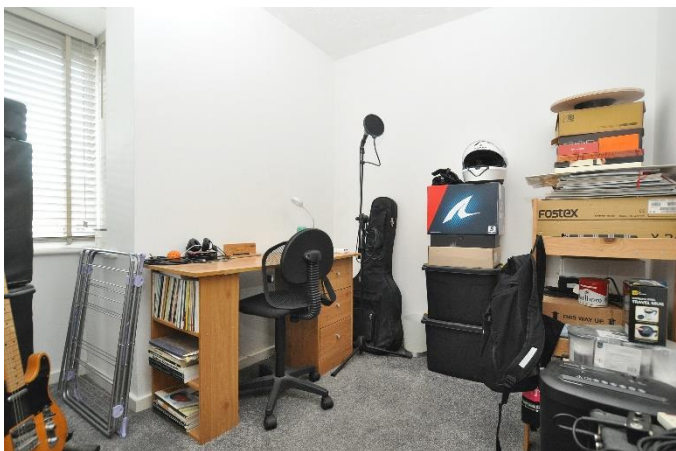
Council Tax - Band B

EPC Rating - C

DISCLAIMER

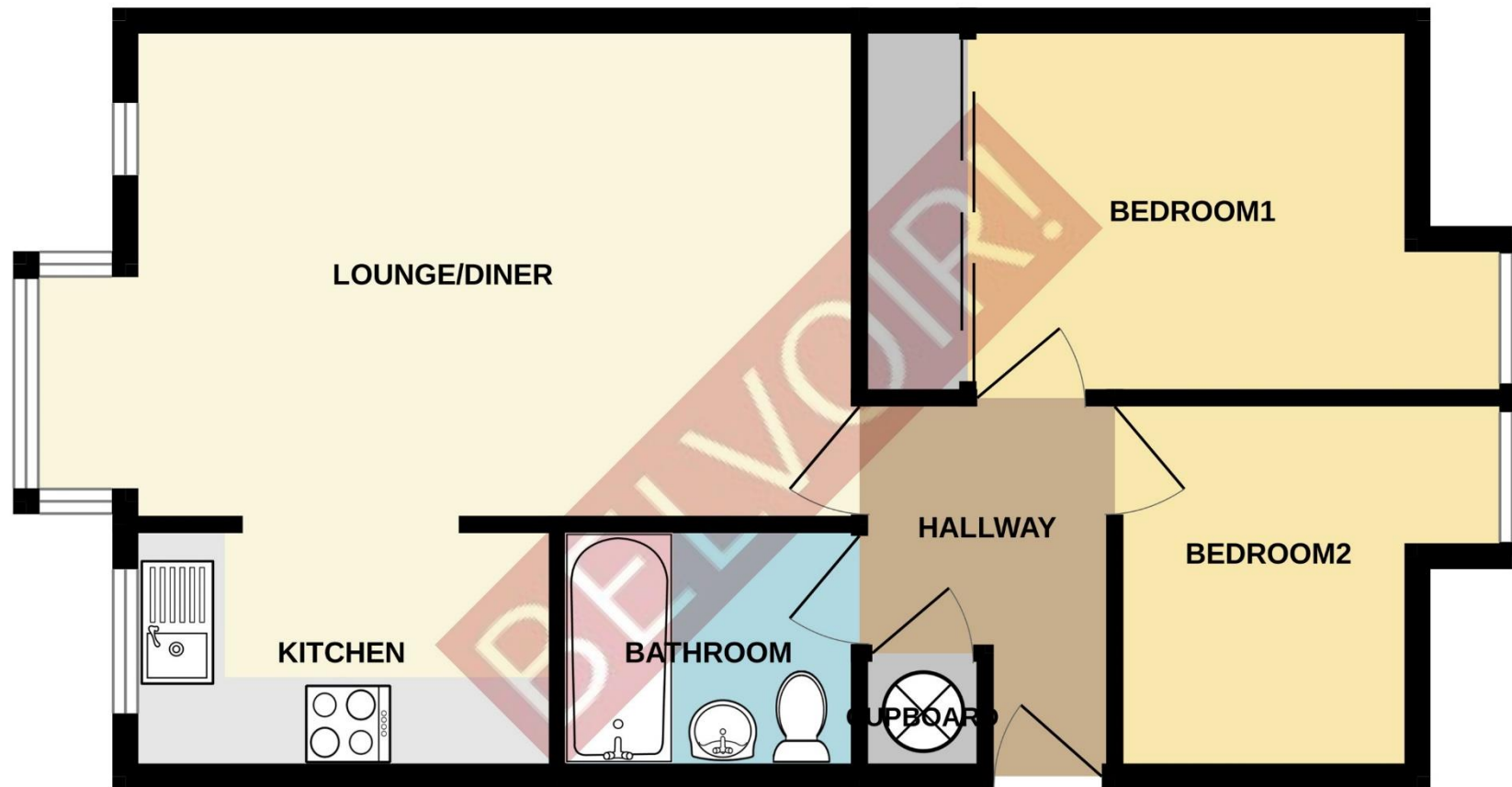
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GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



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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