



Because property is personal with...

Peppermint Road, Hitchin

BELVOIR!

Guide price £295,000



Key Features

- Chain free
- Town centre location
- Top floor
- Two double bedrooms
- Bathroom & en-suite
- Popular leafy development
- EPC rating C
- Leasehold





Nestled in the tranquil yet central location of Peppermint Road, Hitchin, this exquisite top-floor apartment offers a perfect blend of modern living and convenience. The property is situated within a highly sought-after leafy development, providing a serene environment while being just a short stroll from both the train station and the historic town centre. This prime location also benefits from being within the catchment area for well-regarded secondary schools, making it an ideal choice for families.

Upon entering the apartment, you are greeted by a modern and well-appointed kitchen that boasts contemporary styling. This space seamlessly flows into a bright living area, enhanced by a charming Juliet balcony that invites natural light and fresh air. The apartment features two generous double bedrooms, with one benefiting from an ensuite shower room, ensuring comfort and privacy for residents.

The immaculate landscaped grounds surrounding the property add to its appeal, providing a picturesque setting for relaxation. Additionally, the apartment comes with an allocated parking bay, along with extra visitor parking spots, ensuring convenience for both residents and guests.

This delightful apartment is perfect for those seeking a stylish and comfortable home in a desirable location. With its modern amenities and proximity to local attractions, it presents an excellent opportunity for both first-time buyers and investors alike.

GROUND FLOOR

Communal Entrance

Entrance via part glazed uPVC front. Security intercom system connecting to either landline or mobile phone. Stairs and lift to all floors.

SECOND FLOOR

Entrance

Via solid front door into:

Hallway

Smooth skimmed ceiling. Doors to all rooms. Double width storage cupboard housing hot water cylinder. Wall mounted electric radiator.

Living Room 7.15m x 3.75m (23'6" x 12'4")

(Dimensions too include kitchen area) Smooth skimmed ceiling. Double glazed Juliet balcony style French doors to front aspect. Wall mounted electric radiator. Open-plan onto:

Kitchen

Smooth skimmed ceiling with recessed spotlights. Fitted with a range of base and eye level cabinets providing storage with 'Shaker-style' cupboard fronts. 'Metro' tiling to splash-backs. Stainless steel sink and drainer with chrome mixer tap. Stainless steel under-counter double oven with ceramic hob inset to work-surface and concealed extractor over. Integrated appliances include fridge freezer, slimline dishwasher and washing machine.

Bedroom One 3.85m x 3.05m (12'7" x 10'0")

Smooth skimmed ceiling. Double glazed window to front aspect. Built-in wardrobe with sliding doors. Wall mounted electric radiator. Door to:

En-Suite

Smooth skimmed ceiling with recessed spotlights. Suite comprising enclosed shower cubicle, pedestal mounted hand wash basin and low level push-button flush WC. Tiled flooring and wet areas. Chrome heated towel rail. Extractor.





Bedroom Two 3.85m x 2.65m (12'7" x 8'8")

Smooth skimmed ceiling. Double glazed window to front aspect. Wall mounted electric radiator.

Bathroom

Smooth skimmed ceiling with recessed spotlights. Suite comprising panel enclosed bath with chrome mixer tap and separate wall mounted shower, pedestal mounted hand wash basin and low level push-button flush WC. Tiled flooring and wet areas. Chrome heated towel rail. Extractor.

EXTERIOR

Communal Grounds

Mature landscaped grounds surround the development with established trees, shrubs and varied planting providing an all-year round attractive setting. Concealed waste and recycle bins stores. Bicycle lock ups. Private pathway along the river Hiz leading to exits at either end of the development.

Parking

Allocated space with additional visitor parking spaces (on time limited permit basis).

PROPERTY INFORMATION

Belvoir are informed of the following:

Lease Term: 125 years from 1 January 2005 (approx. 104 years remaining)

Ground Rent: £TBC per annum

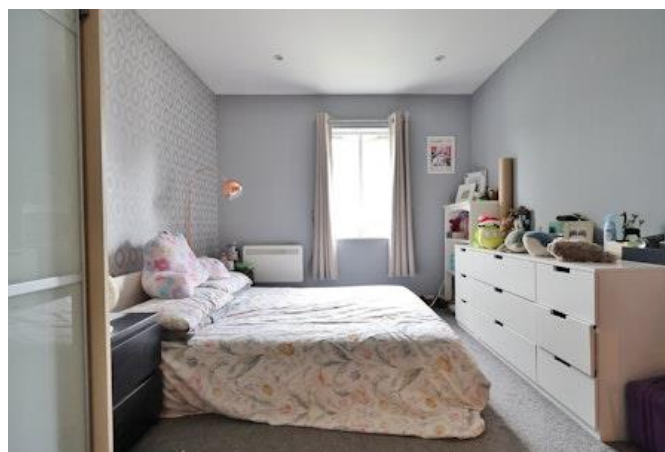
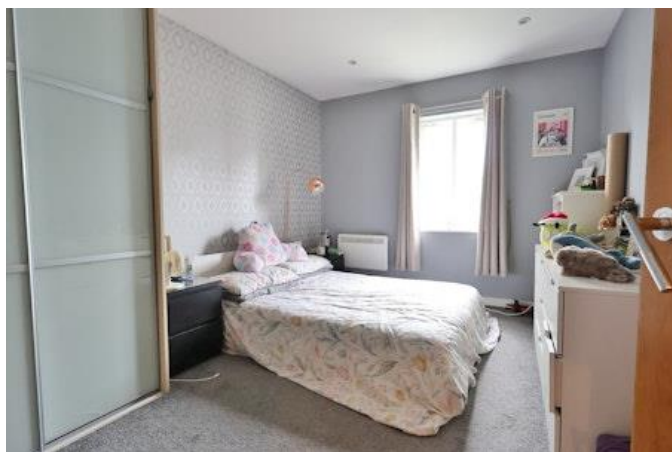
Service Charge: approx £TBC per annum

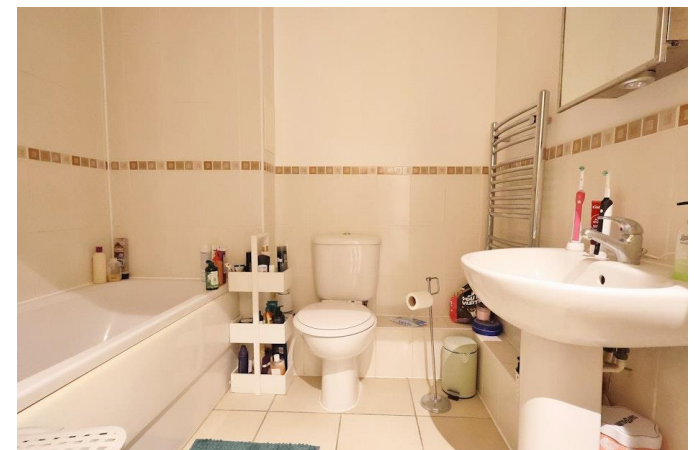
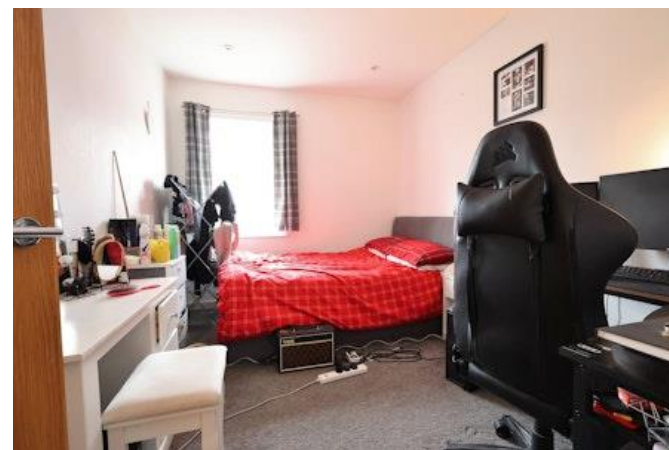
Council tax: Band B

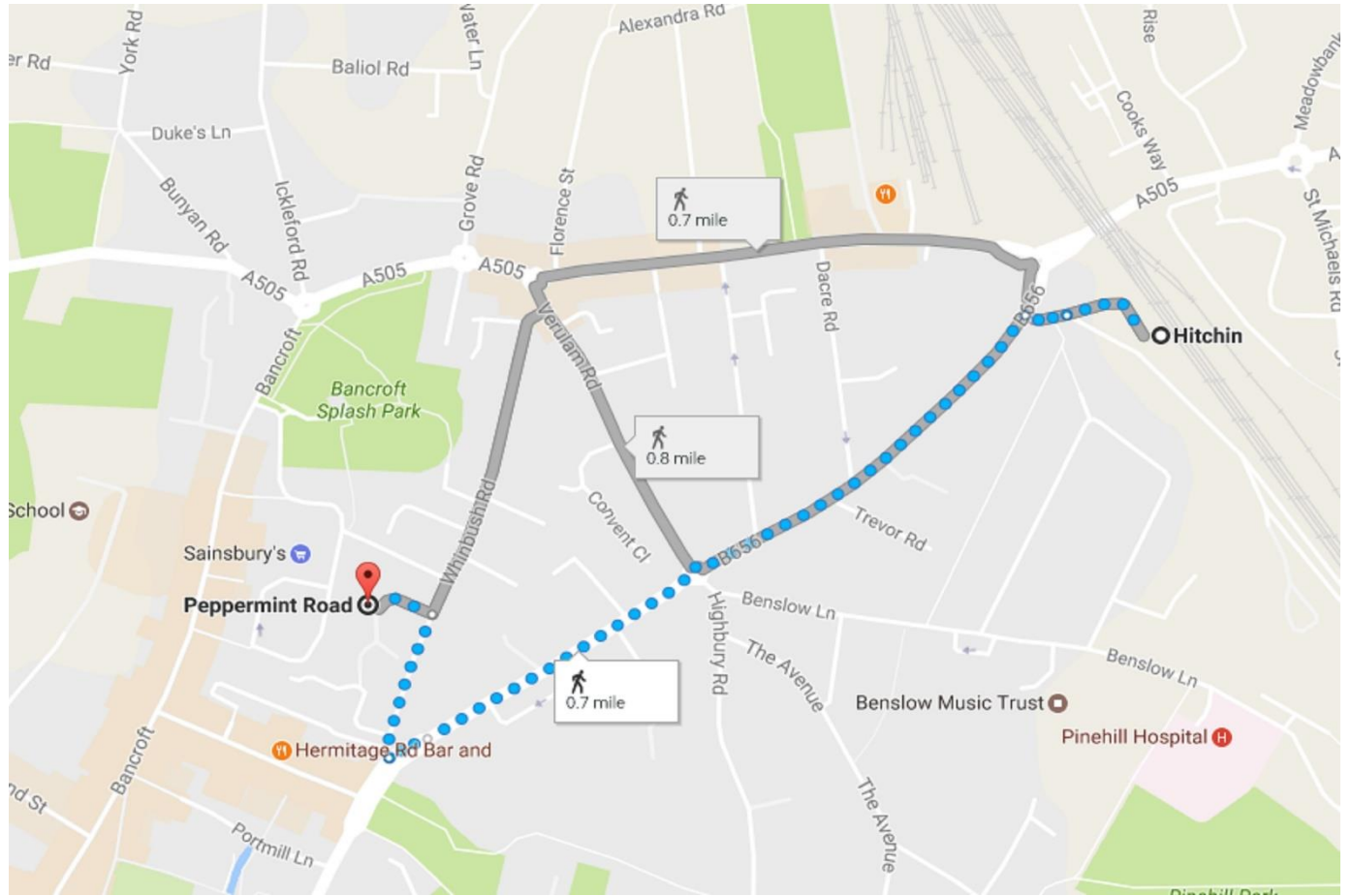
EPC Rating: C

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.







SECOND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 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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