



Because property is personal with...

Abbiss House, Hazelwood Close, Hitchin

BELVOIR!

Guide price £200,000



Key Features

- Chain free
- Town centre location
- Low ground rent & service charge
- Second floor with balcony
- Generous room sizes
- Garage & resident's parking
- EPC rating C
- Leasehold





Nestled in the tranquil surroundings of Hazelwood Close, Hitchin, this charming one-bedroom flat offers a delightful blend of convenience and serenity. Perfectly positioned in a central location, the property is set within a leafy and quiet setting, making it an ideal retreat from the hustle and bustle of daily life.

Upon entering, you will find a well-proportioned reception room that provides a warm and inviting atmosphere. The living space is complemented by a pleasant balcony, where you can enjoy views of the trees leading into Bancroft Gardens, creating a peaceful outdoor escape. The flat features a thoughtfully designed bedroom and a modern bathroom, ensuring comfort and functionality.

Storage is abundant in this property, with two brick sheds and the added benefit of a garage, making it perfect for those who require extra space for belongings or hobbies. The flat is equipped with gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

This property is an excellent opportunity for first-time buyers or investors looking to enter the market. With its appealing features and prime location, this flat is sure to attract interest.

GROUND FLOOR

Communal Entrance

Entry via security intercom system. Stairs rising to all floors.

SECOND FLOOR

Entrance

Access on balconied landing via part glazed front door into:

Hallway

Wood effect laminate flooring. Doors to all rooms.

Living Room 4.55m x 3.20m (14'11" x 10'6")

uPVC double glazed window to rear aspect. Wood effect laminate flooring. Radiator. Glazed door to balcony.

Balcony

Enclosed by wrought iron balustrade. Outlooks to Bancroft gardens.

Kitchen 3.20m x 2.80m (10'6" x 9'2")

uPVC double glazed window to front aspect. Fitted with a range of base and wall-mounted cabinets providing storage. Stainless steel single bowl sink and drainer with chrome mixer tap. Stainless steel built-in single oven and four ring ceramic hob inset to work-surface with stainless steel chimney hood extractor over. Space and plumbing for washing machine. Space for fridge freezer.

Bedroom 4.55m x 2.50m (14'11" x 8'2")

uPVC double glazed window to rear aspect. Built-in wardrobe. Cupboard housing gas central heating boiler. Radiator.

Bathroom

uPVC obscure double glazed window to front aspect. Suite comprising P-shape panel enclosed bath with separate wall-mounted shower, glass shower screen, hand wash basin mounted in vanity cabinet and low level push-button flush WC. Tiled wet areas. Extractor.





EXTERIOR

Communal Grounds

Shared lawns surround blocks. Waste & recycling bin area. Brick storage shed.

Garage

Single garage en-bloc with up & over door.

Parking

Resident's car park with barriered entry.

PROPERTY INFORMATION

Belvoir are informed of the following:

Lease Term: 125 years from 9 December 1985 (approx. 85 years remaining)

Ground Rent: £10 per annum

Service Charge: approx. £444.18 per annum

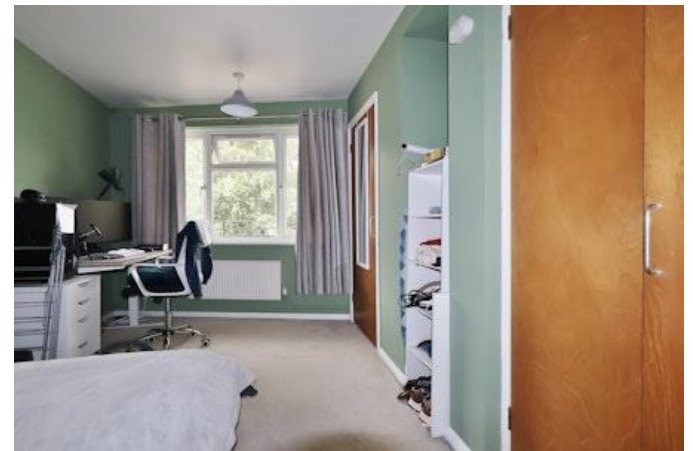
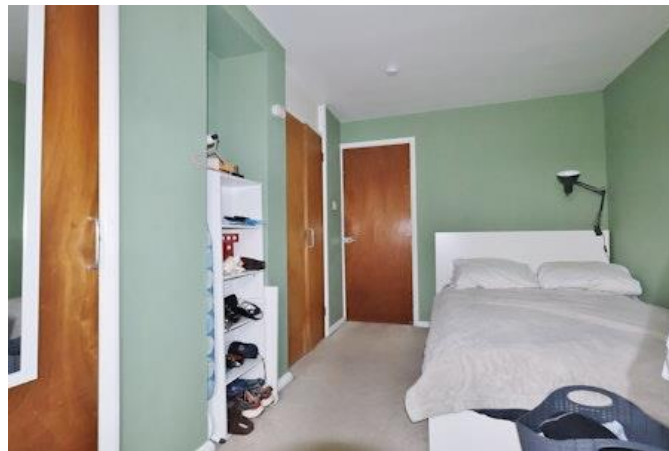
Council tax: Band A

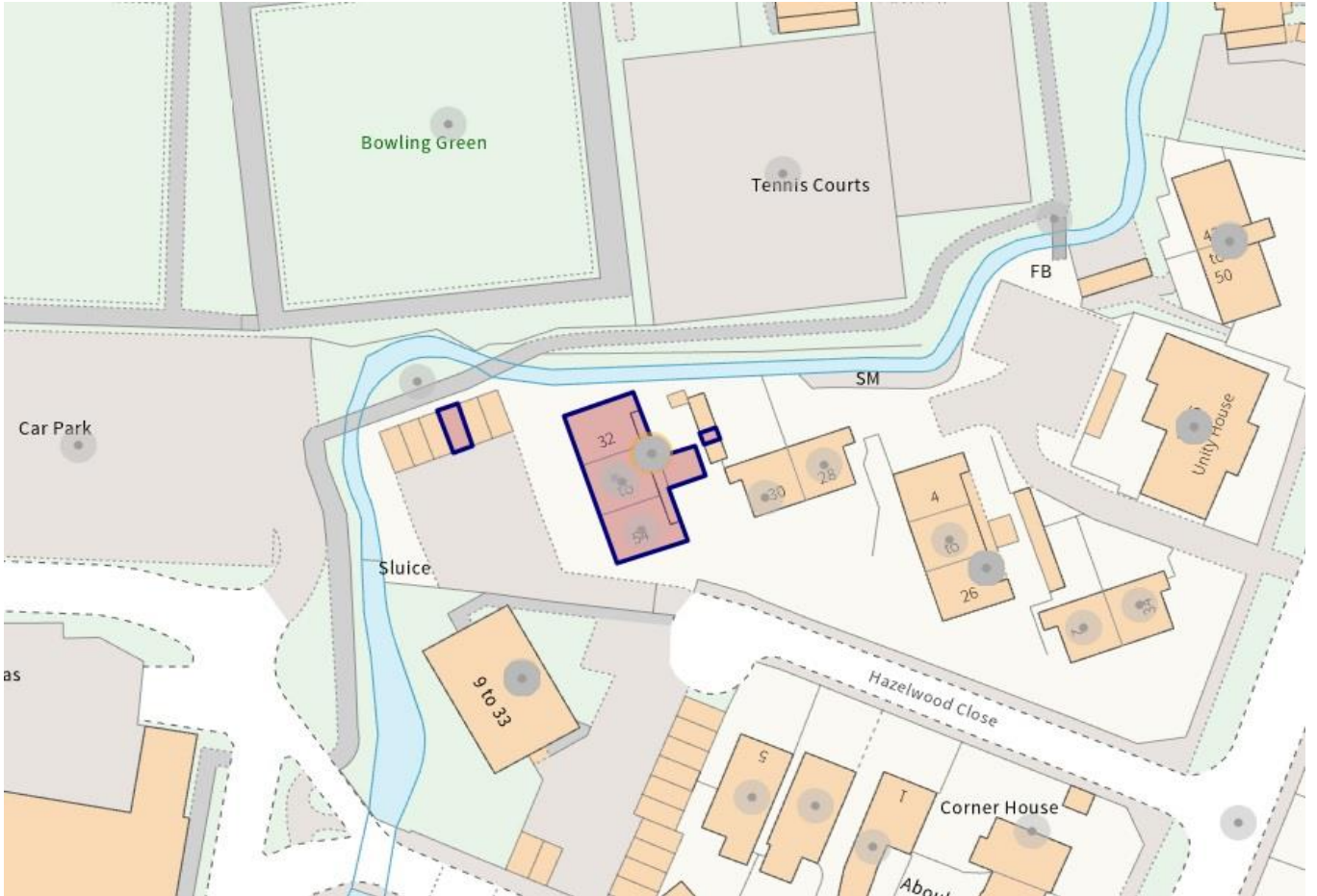
EPC Rating: C

DISCLAIMER

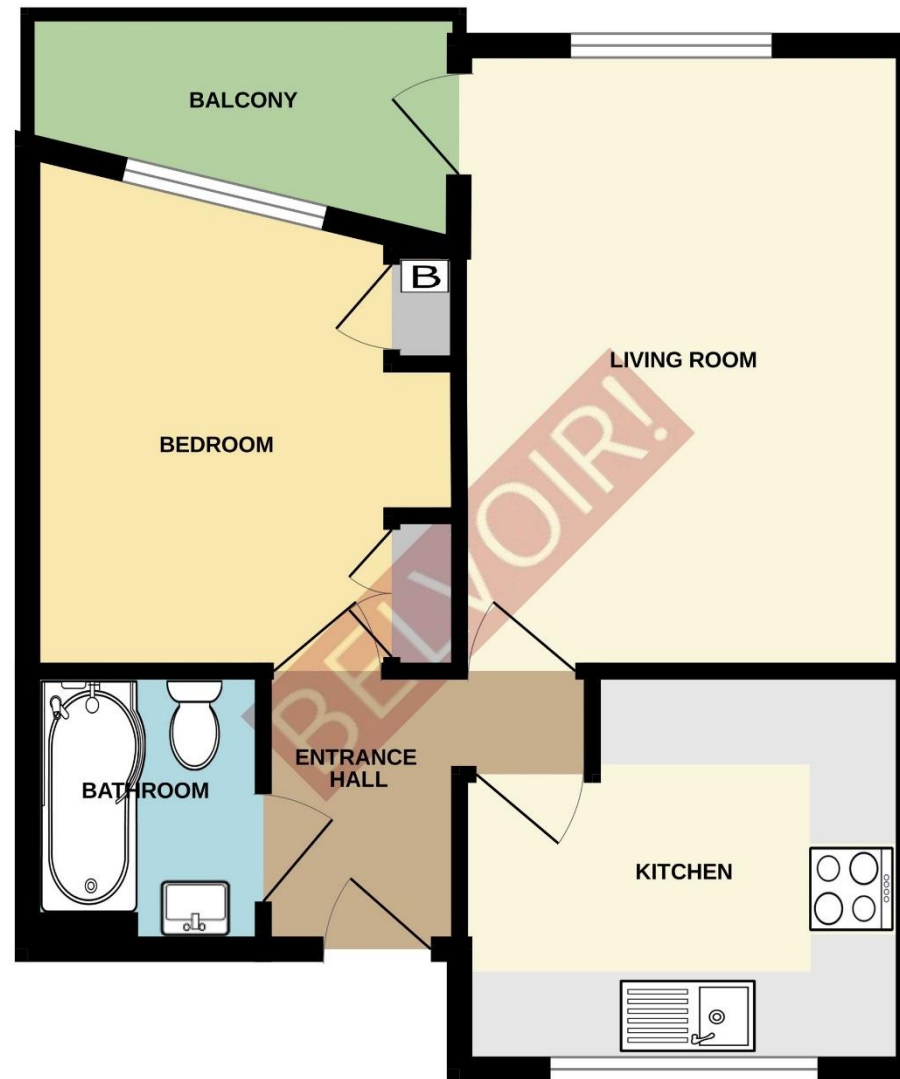
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SECOND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 422 sq.ft. (39.2 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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