



Because property is personal with...

The Foundry, Cooks Way, Hitchin

BELVOIR!

Guide price £310,000



Key Features

- Chain free
- Two bedroom apartment
- Open plan living and kitchen
- Bathroom
- Allocated parking space
- Attractive communal gardens
- EPC rating B
- Leasehold





Nestled in the charming area of Hitchin, The Foundry on Cooks Lane presents a delightful opportunity to acquire a modern flat in a small, exclusive development. Spanning an impressive 650 square feet, this well-appointed residence boasts an open plan living room that is both spacious and inviting, enhanced by a lovely Juliet balcony that allows natural light to flood the space.

The flat features two generously sized double bedrooms, perfect for relaxation or as a home office. The property is equipped with double glazing and gas central heating, ensuring comfort throughout the year. The high specification kitchen is a standout feature, designed for both functionality and style, making it ideal for those who enjoy cooking and entertaining.

Residents will appreciate the communal garden, providing a serene outdoor space to unwind, as well as the convenience of allocated parking for one vehicle. The location is particularly advantageous, being just a quarter of a mile from the train station, which offers excellent transport links, and under a mile from the vibrant town centre, where a variety of shops, cafes, and amenities await.

This flat is an excellent choice for first-time buyers, professionals, or those seeking a low-maintenance lifestyle in a desirable area. With its modern features and prime location, The Foundry is a property not to be missed.

GROUND FLOOR

Communal Entrance

Entry via security intercom into communal lobby. Stairs to all floors.

SECOND FLOOR

Entrance

Via solid front door into:

Hallway

Smooth skimmed ceiling. 'Amtico' wood effect flooring. Storage cupboard. Utility cupboard with plumbing for washing machine.

Living Room 7.26m x 3.30m

(Measurement include kitchen area) Smooth skimmed ceiling. French doors with 'Juliet' balcony. Wood effect Amtico flooring. Two radiator.

Kitchen

Smooth skimmed ceiling with recessed downlighting. Fitted with a range of base and wall mounted cabinets providing storage with stone effect work-surfaces. One and half bowl stainless steel sink unit inset to work-surface with contemporary 'swan-neck' mixer tap. Integrated appliances including eye-level Neff oven and microwave, fridge/freezer, dishwasher and ceramic hob with feature glass extractor over. Cupboard housing 'Ideal' gas central heating boiler.

Bedroom One 3.76m x 3.22m

Smooth skimmed ceiling. Double glazed window to rear aspect. Radiator.

Bedroom Two 2.39m x 3.00m

Smooth skimmed ceiling. Double glazed window to side aspect. Radiator.

Bathroom

Smooth skimmed ceiling with recessed downlighting. White suite comprising panel enclosed bath with chrome mixer tap and separate wall mounted shower with 'rainfall'



head; glass shower screen: hand washbasin mounted in wall hung vanity cabinet; low level push-button flush WC. Ceramic tiling to wet areas. Chrome towel radiator. Extractor.

EXTERIOR

Communal Grounds

Large lawn area to rear of development. Bin stores. Covered bicycle store.

Parking

Allocated parking space.

LEASE DETAILS

Belvoir are informed of the following:

Term: 125 years from 2017 - expiry 1st January 2142 (approximately 116 years remaining)

Ground Rent: £250 per annum

Service Charge: £1,943 per annum (payable quarterly) with resident's 'Right to Manage'

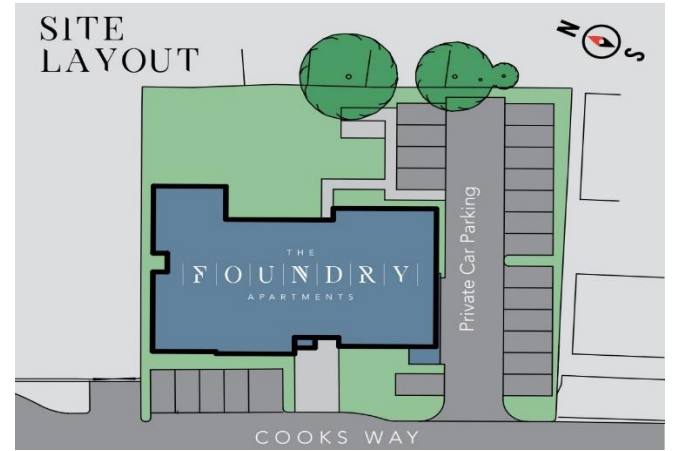
Council Tax: Band C

EPC Rating: B

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.





650 sq.ft. (60.4 sq.m.) approx.



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