



Because property is personal with...

Sanders Place, Walsworth Road, Hitchin

BELVOIR!

Offers in excess of £220,000



Key Features

- Popular central location
- Gated development
- One bedroom apartment
- Secure underground parking space
- 'Stone's throw' from the station
- Walking distance of town centre
- EPC rating C
- Leasehold





Nestled in the desirable gated development of Sanders Place on Walsworth Road, this charming second-floor apartment presents an excellent opportunity for both first-time buyers and investors alike. Boasting a well-proportioned bedroom and bathroom, this property offers generous accommodation that is both comfortable and practical.

As you enter, you are greeted by a spacious open-plan kitchen and living area, perfect for entertaining guests or enjoying a quiet evening at home. The large windows allow natural light to flood the space, creating a warm and inviting atmosphere. The bedroom is thoughtfully designed to provide a restful retreat, while the well-maintained bathroom ensures convenience and comfort.

One of the standout features of this apartment is its prime location. Just a leisurely stroll away from the mainline station, commuting to London or other nearby towns is a breeze. Additionally, the historic town centre and market square are within walking distance, offering a delightful array of shops, cafes, and local amenities.

Offered chain-free, this property is ready for you to move in and make it your own. Whether you are looking to take your first step onto the property ladder or seeking a sound investment in a thriving area, this apartment at Sanders Place is not to be missed. Embrace the opportunity to enjoy modern living in a vibrant community.

GROUND FLOOR

Communal Entrance

Security intercom system. Stairs rising to all floors.

SECOND FLOOR

Entrance

Via solid front door into:

Hallway

Storage cupboard. Airing cupboard housing hot water cylinder. Wood effect laminate flooring. Electric wall-mounted heater.

Living Room 5.25m x 3.05m (17'2" x 10'0")

(Maximum measurements) Double glazed window to front aspect. Wood effect laminate flooring. Electric wall-mounted heater. Open plan to:

Kitchen 2.55m x 2.10m (8'5" x 6'11")

Fitted with a range of base and wall-mounted cabinets providing storage. Built-in under-counter single oven and electric 4 ring ceramic hob inset to work-surface with extractor over. Stainless steel one and a half bowl sink and drainer with chrome mixer tap. Integrated fridge freezer and washer/dryer. Wood effect laminate flooring.

Bedroom 4.50m x 2.50m (14'10" x 8'2")

(Maximum measurements) Double glazed window to front aspect. Built-in wardrobe. Electric wall-mounted heater.

Bathroom

Suite comprising panel enclosed bath with chrome mixer tap and shower attachment, pedestal mounted hand wash basin and low level push-button flush WC. Extractor.





EXTERIOR

Communal Grounds

Gated entrance to development. Attractive internal courtyard grounds with trees and varied shrub planting. Access to underground parking.

Parking

One allocated secure underground parking space.

PROPERTY INFORMATION

Belvoir are informed of the following:

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

Ground Rent: £75 per annum

Service Charge: currently £2061.12 per annum

Council tax: Band B

EPC Rating: C

DISCLAIMER

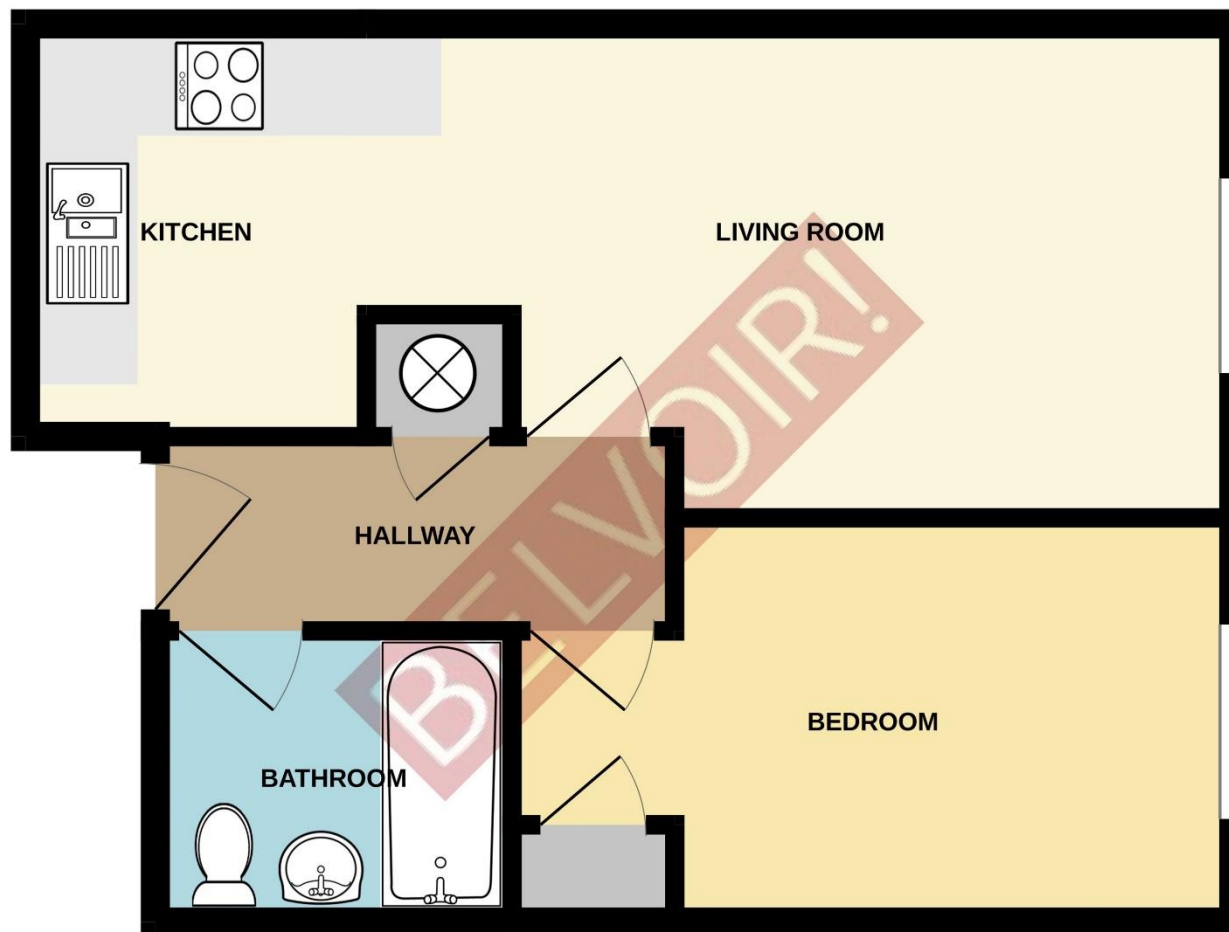
Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The 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
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 419 sq.ft. (38.9 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.
Made with Metropix ©2025

BELVOIR!