





# 32 Pond Court The Ridgeway

Codicote, Hitchin, SG4 8YY  
Asking Price £140,000



1 Bedrooms



1 Bathrooms



1 Reception Rooms



EPC Rating Band D

Situated within this exclusive over 55's retirement complex is this ground floor one bedroom apartment. Pond Court is situated close to Codicote High Street with its range of shops, amenities and pubs. Located within landscaped gardens with prominent central pond and gardens.

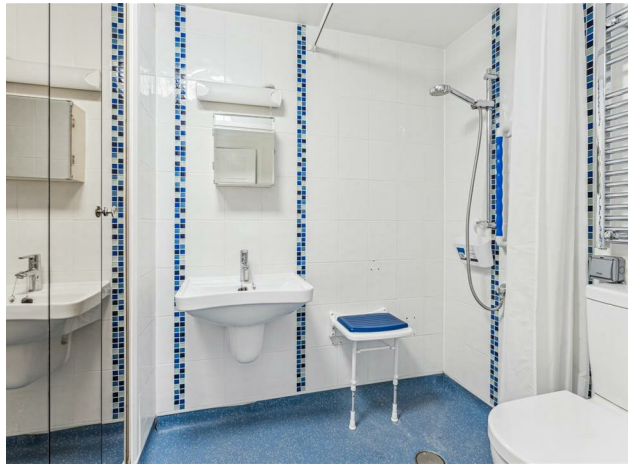
The apartment comprises entrance hall, sitting / dining room which opens into kitchen the sitting room has double doors to the rear and access to gardens. There is also a double bedroom with fitted furniture and shower room.

The development also benefits from a communal lounge, laundry room and guest facilities.

- Retirement apartment
  - Village Location
- 1 Bedroom Ground Floor
  - Sitting / Dining Room
    - Kitchen
  - Shower Room
- Communal Parking
- Landscaped Gardens
- Communal Facilities









### Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.

## Additional/Material Information

- Local Authority is North Hertfordshire
- Council tax Band C
- Tenure – Leasehold
- Mains Gas, Water, Electricity



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	