



20 Latchmore Court Brand Street SG5 1HX
£200,000

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 **mather marshall**
independent estate agents

CHAIN FREE | Modern Décor and Finishing's | New Build | Ideal for Commuters | 119 Year Lease

A stunning one bedroom apartment, offered for sale on a chain free basis, in the heart of the historic Hitchin town.

Converted in 2018 this modern apartment is just a 0.8 mile walk from Hitchin Train Station or 2 miles from Junction 8 of the A1(m) and offers high specification throughout.

The property is secured via a communal gated entrance and security door where both stairs and lifts take you to all floors. The apartment offers a wide entrance hall with storage, an open plan living room with feature skylight windows and modern high-gloss fitted kitchen with integrated appliances, a double bedroom with feature skylight and fully tiled shower room.

The apartment boasts Karndean flooring, infrared heating system and secure entry video system.

The lease length from February 1st 2018 is 125 years, with a remaining amount of 119 years.

The annual ground rent is £350 with an increase every 25 years.

The annual service charge for the year April 23 to March 24 was £1376.48. The service charge is inclusive of window cleaning and buildings insurance.

The council tax band is B with North Herts.

The property is situated in the heart of Hitchin Town with shops, doctors surgeries, supermarkets and amenities all within walking distance.







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Communal Entrance

Secure entrance gate, secure entrance door, private post box, stairs to all floors and lift.

Entrance Hall

5'9" x 7'5"

Entrance via wooden door, karndean flooring, secure entry system controls, heating controls, doors to shower room, bedroom and open plan living room, storage cupboard housing boiler.

Shower Room

6'4" x 5'3"

Fully tiled, shower cubicle, wash hand basin with mixer tap, dual flush WC, heated mirror, extractor fan.

Open Plan Living

20'1" x 13'8"

Karndean flooring, two double glazed skylight windows, fitted kitchen with gloss wall and base units with granite worktops, integrated stainless steel electric oven with induction hob and extractor fan over, stainless steel sink with drainer, integrated fridge/freezer, integrated washer/dryer, two infrared radiators.

Bedroom

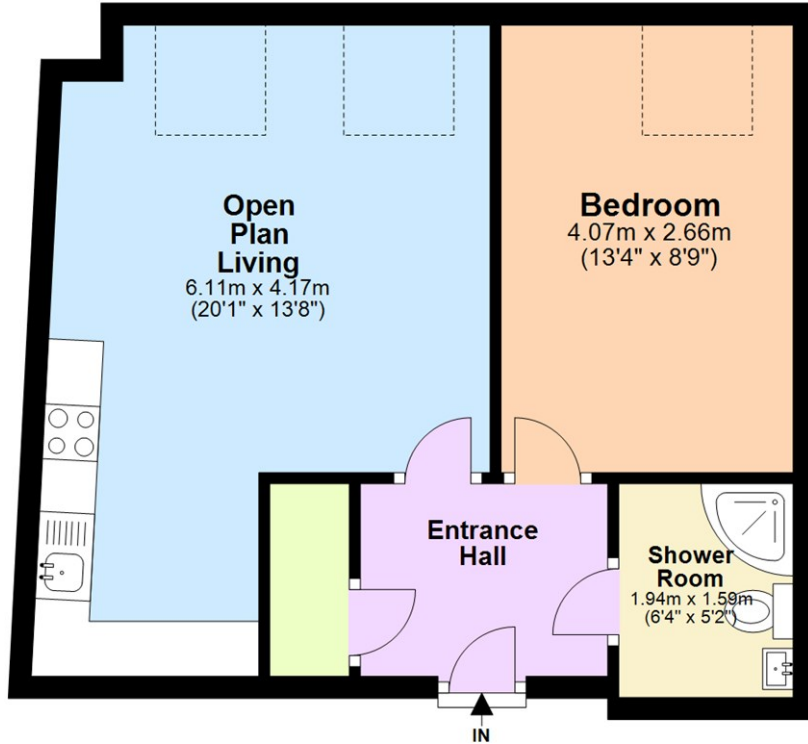
13'4" x 8'9"

Double glazed skylight, karndean flooring, infrared radiator.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Ground Floor

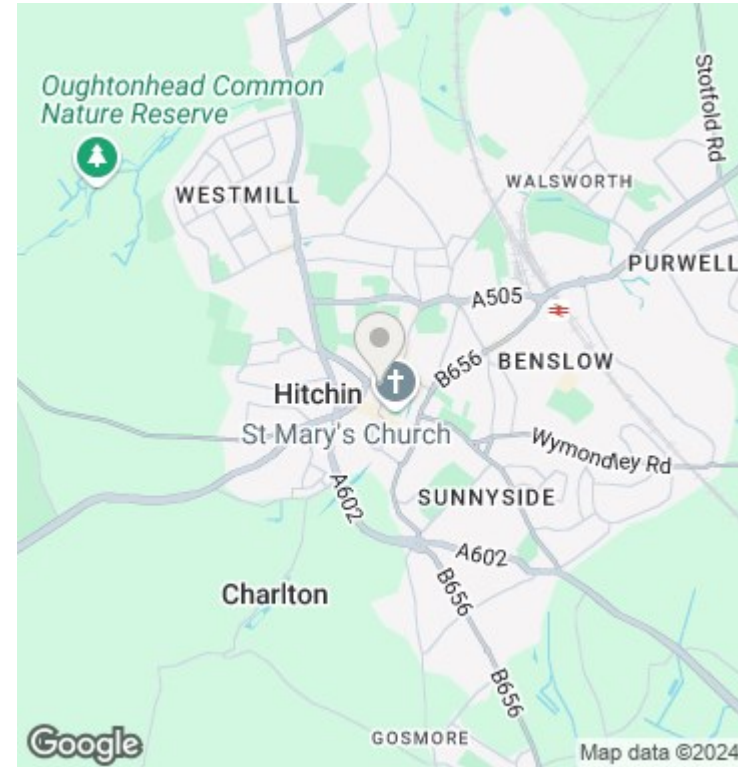


Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.



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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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