



Hancock's Estates

With you every step of the way



32 Millstream Close, Hitchin, SG4 0DA
£164,995 Leasehold





32 Millstream Close Hitchin, SG4 0DA

- First Floor Flat
- One Double Bedroom
- Resident Parking
- Approximate 0.8 Mile Walk to Station
- Double Glazing
- Approximate 3.5 Mile Drive to A1
- Open Plan Kitchen Area
- Walking Distance to Local Amenities
- Great First Time Buy or Investment Purchase
- Available With No Forward Chain

Located an approximate 0.8 mile walk to Hitchin train station, this first floor flat is available with no forward chain. Accessed via secure entry communal hall, the accommodation comprises entrance hall, open plan living / dining / kitchen, one double bedroom and three piece white bathroom suite. Property is double glazed with electric heating. Resident and visitor parking is available in a spacious area to the rear of the block. A great first time buy or investment purchase.

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Entrance Hall

Living Room 13'2" x 9'3" (4.02m x 2.82m)

Kitchen Area 7'5" x 8'2" max (2.26m x 2.49m max)

Bedroom 10'6" max x 7'10" (3.20m max x 2.39m)

Bathroom

Parking

Numerous resident / visitor parking spaces

Lease Information

Ground Rent = £0.00

Annual Service Charge = £1005.45

Lease expires in 2173 (189 years from 1984)





About The Area

Conveniently located for A1 access via the A505, Millstream Close is situated to the North East of central Hitchin, offering a vast array of town amenities, train station, shops, cafes, pubs and restaurants, Gym, Swim & Fitness Centre, Football club, schools and college.

Agents Notes

Council Tax Band - B (North Hertfordshire Council - £1708.59 2024/25)

Precise Location

what3words: riverbed.jaws.alerting

Carefully Selected Services

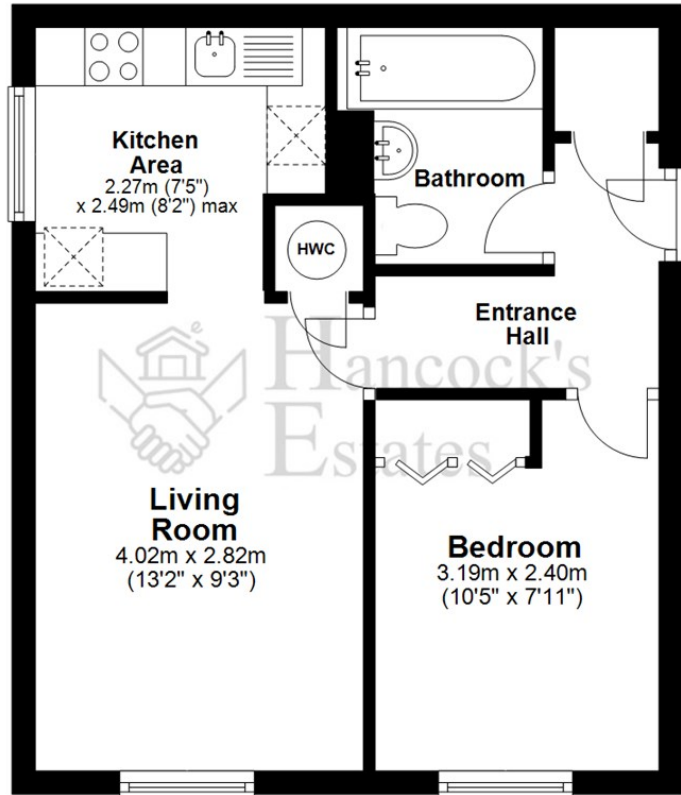
We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended providers.





First Floor

Approx. 34.2 sq. metres (367.9 sq. feet)



Total area: approx. 34.2 sq. metres (367.9 sq. feet)

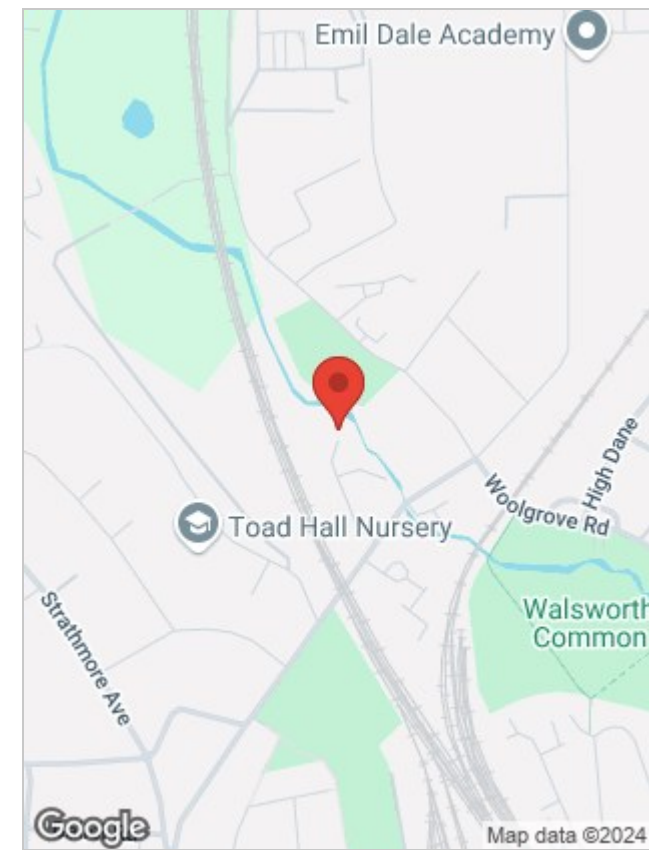
For illustrative purposes only - Not to scale. The position of doors, windows, appliances and other features are approximate only. Whilst every effort is made to be precise, the total area is approximate and for guidance only.

Plan produced using PlanUp.

Viewing

Please contact our Hancock's Estates Office on 01767 348 288 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



For GPS direction please follow **SG4 0DA**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	80
(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	