



43 GARRISON COURT
HITCHIN



43 Garrison Court Hitchin Hertfordshire SG4 9AA

Guide Price £235,000

Best and Final Offers - 12noon, 25th June 2024.

Conveniently located for the vibrant Town Centre, Railway Station and many amenities, a greatly improved and smartly presented ground floor apartment that forms part of this popular and established residential development.

This Chain Free home is being sold with the benefit of an extended lease. It features uPVC double glazed windows, gas radiator central heating plus retains many character features including the original panelled doors and exposed floorboards.

The accommodation features a spacious entrance hall with a modern composite entrance door and built in storage. A sitting room with central chimney breast. Two good sized bedrooms plus a contemporary style bathroom and a modern kitchen with oak worksurfaces and appliances.

The property is surrounded by well maintained communal grounds plus there is permit parking to the front of the property.

An early viewing is highly recommended.

Viewing

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Partly glazed entrance door that provides access to a Communal Entrance Hall.

Communal Entrance Hall

Security entry phone system. Access to all floors. Replacement composite entrance door to:-

Entrance Hall

Original panelled doors providing access to all rooms. Exposed floorboards. Radiator. Built-in storage cupboard.

Sitting Room

14'4" x 11'0" (4.37m x 3.35m)

Two uPVC double glazed windows with views to the front. Radiator. Decorative picture rail. Exposed floorboards. Central chimney breast with recess and slate hearth. Fitted storage/display shelving. TV point. Telephone point.

Bedroom One

13'3" x 11'0" (4.04m x 3.35m)

Two uPVC double glazed windows with views over the rear communal garden. Radiator. Decorative picture rail. Exposed floorboards.

Bedroom Two

9'0" x 7'0" (2.74m x 2.13m)

UPVC double glazed window to the front. Radiator. Decorative picture rail. Exposed floorboards.

Bathroom

Modern contemporary style suite comprising low level push button W.C, panelled bath with mixer tap shower attachment and wall mounted wash basin with chrome mixer tap and vanity storage cupboard below. Partly ceramic tiled walls. Heated chrome towel rail. High level storage cupboards. Exposed floorboards. Shower curtain rail. UPVC double glazed frosted window to the rear.

Kitchen

11'4" x 5'3" (3.45m x 1.60m)

The Kitchen has been refitted with a range of shaker-style floor standing and wall mounted units incorporating soft close doors and drawers. Solid oak worksurfaces with integrated drainer. Single stainless steel sink unit with chrome mixer tap over. Freestanding Hotpoint electric oven with hob and extractor over (not tested). Samsung washing machine (not tested). Beko upright fridge freezer (not tested). Partly ceramic tiled walls. Various wall mounted shelving with lighting. Exposed floorboards. Wall mounted Worcester gas fired combination boiler (not tested). uPVC double glazed back door with side window.

OUTSIDE

Communal gardens

The property is surrounded by communal gardens that are predominantly laid to lawn with flower and shrub borders.

Parking

To the front of Garrison Court are various parking bays and we understand that a residents parking permit can be obtained.

FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is currently Band B. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

FLOOR AREA

Approx 56sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. conservatory, integral garage etc).

LEASE DETAILS

The property will be sold with the benefit of a statutory Lease extension increasing the existing lease by an additional 90 years to 178 in total. (The original lease was 125 years from 1988)

Service Charge: £1351 per year 2024/2025.

Ground Rent: Currently £45 per year. Ground Rent is payable until the expiry of the original lease and thereafter reverts to a peppercorn.

Residents Parking Permit: Approximately £85 per year.

EPC RATING

Current C; Potential C.

SERVICES

All mains services are understood to be installed and connected. Please note that Norgans have not tested any services or appliances connected or installed at this property.

VIEWINGS

Whilst COVID-19 restrictions have been removed and there is no longer a requirement to wear a mask, or self isolate if you test positive for COVID-19, we would ask that if you feel unwell, please stay at home and reschedule the appointment.

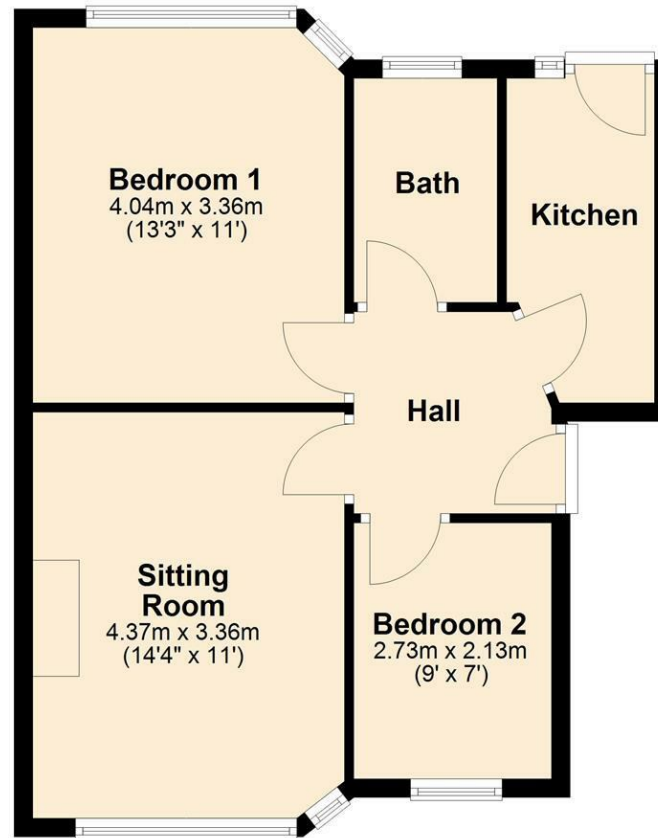
GDPR

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website www.norgans.co.uk.

Ground Floor



43 Garrison Court, Hitchin