



1, LAVENDER CROFT, WYMONDLEY ROAD
HITCHIN



1, Lavender Croft Wymondley Road

Hitchin

Hertfordshire SG4 9PT

Guide Price £375,000

A very rare opportunity to acquire a two bedroom, two bathroom ground floor apartment in a beautiful gated development within the SG4 9 postcode area. Benefitting from a Share of the Freehold this self managed development oozes style and elegance with access to the neat and well landscaped communal gardens directly from this spacious apartment. Parking is provided by two private spaces and further visitor parking.

Internal viewing is essential to appreciate the size, location and specification of this rarely available home. Ideally suited to downsizers or to those requiring access to the station and town centre.



Viewing

By appointment with Norgans Estate Agents.



THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Communal entrance door opening to:-

Communal Entrance Hall

Stairs and lift to first floor. Entrance door to No.1.

Entrance Hall

Coved ceiling. Recessed spotlights. Radiator with decorative cover. Security entryphone system. Thermostat. Cupboard housing fuse box (not tested). Shelved storage cupboard. Storage cupboard with hanging rail. Doors to Kitchen, both Bedrooms and Bathroom. Double doors to Lounge.

Lounge

16'2" x 12'4" max (4.93m x 3.76m max)

Coved ceiling. Recessed spotlights. Radiator in decorative cover. TV point. Double glazed window to front. Door to Kitchen.

Kitchen

12'6" x 9'8" (3.81m x 2.95m)

Fitted with a range of floorstanding and wall mounted storage units with drawers. Rolled edge worksurfaces with inset stainless steel sink unit with drainer and mixer tap over. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for upright fridge freezer. Integrated electric stainless steel oven and grill (not tested). Integrated gas hob (not tested) with stainless steel extractor hood over (not tested). Part tiled walls. Vinyl flooring. Coved ceiling. Recessed spotlights. Radiator. Two uPVC double glazed windows to front.

Bathroom

7'0" x 5'7" (2.13m x 1.70m)

Fitted with a suite comprising low level W.C, pedestal washbasin and bath with shower unit over (not tested) and glazed screen. Shaver socket and light. Extractor fan. Fully tiled walls. Vinyl flooring. Coved ceiling. Recessed spotlights. Radiator.

Bedroom One

11'6" x 11'5" (3.51m x 3.48m)

Plus a range of built-in wardrobes. Coved ceiling. Recessed spotlights. Radiator. uPVC double glazed patio doors to garden. Door to En-Suite.

En-Suite Shower Room

4'7" x 4'2" plus shower cubicle (1.40m x 1.27m plus shower cubicle)

Fitted with a white suite comprising low level W.C, pedestal washbasin and shower cubicle. Fully tiled walls. Shaver socket and light. Coved ceiling. Recessed spotlights. Radiator. Extractor fan.

Bedroom Two

11'0" x 9'1" (3.35m x 2.77m)

Plus entrance recess. Radiator. Coved ceiling. Recessed spotlights. Two uPVC double glazed windows to rear.

OUTSIDE

Communal Gardens

Communal gardens surround the property and are mainly laid to lawn with flower and shrub borders and mature trees. Patio area immediately adjoining the rear of the flat, with a further patio area within the garden. Outside lighting. Garden tap. Communal bin store. Two brick built storage sheds (each one shared between 5 flats).

Parking

Two allocated parking spaces plus additional visitor parking, all accessed via security entry gates.

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 Band D. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

FLOOR AREA

Approx 73sqm. Please note that this measurement has been taken from

the EPC, and may not include any unheated areas (e.g. conservatory, integral garage etc).

EPC RATING

Current C; Potential C.

LEASE DETAILS

Leasehold for a term of 125 years from Dec 2000.

Ground Rent: Nil.

Service Charge: Approx £185pcm.

We understand that the residents of Lavender Croft jointly own the Freehold of the development and manage the development. We are advised that pets are not permitted within the flats at the development.

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

