

## **23 Pond Court**

**The Ridgeway, Hitchin, Hertfordshire, SG4 8YY**



**PRICE: £150,000**

**Lease: 125 years from 1990**

### **Property Description:**

**A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR.**

Pond Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 38 properties arranged over 3 floors each served by lift. Pond Court was built around a pond and set in the heart of the Village with all amenities and has a bus stop outside the Development. The Visiting Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Visiting Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge  
Communal Laundry  
24 hour emergency Appello call system  
Minimum Age 60  
Communal Conservatory

Guest Suite  
Visiting Development Manager  
Lift to all floors  
Lease: 125 years from 1990

**For more details or to make an appointment to view, please contact  
Mandy Abbott**

## ACCOMMODATION

Front door leads to

### ENTRANCE HALL

Door to airing cupboard with insulated hot water cylinder, electric meter and storage space. Additional storage cupboard. Power points. Electric radiator. Ceiling light point.. Door entry phone.

### LIVING ROOM

Electric fire and surround. Electric radiator. Wall light points. Power points. TV aerial point. Emergency pull-cord. Arch way leads to :-

### KITCHEN with window

Tiled and fitted with stainless steel sink unit, wall cupboards and floor cupboards with worktops. Electric oven with four ring hob and hood over. Space for Fridge. Power points. Ceiling light.

### BEDROOM ONE

Built in mirror fronted wardrobe with hanging rail and shelf over. Electric radiator. Wall light point. Power points. Emergency pull-cord. TV aerial point.

### SHOWER ROOM

Tiled and fitted with suite comprising Shower unit with grab rail. Emergency push button. WC with low level flush. Vanity unit with mirror over and cupboards below. Strip light. Extractor fan. Wall mounted heater. Heated towel rail.

### BEDROOM TWO

Built in mirror fronted wardrobe with hanging rail and shelf over. Electric radiator. Wall light point. Power points. Emergency pull-cord.

# RETIREMENT HOMESearch

## Annual Service Charge:

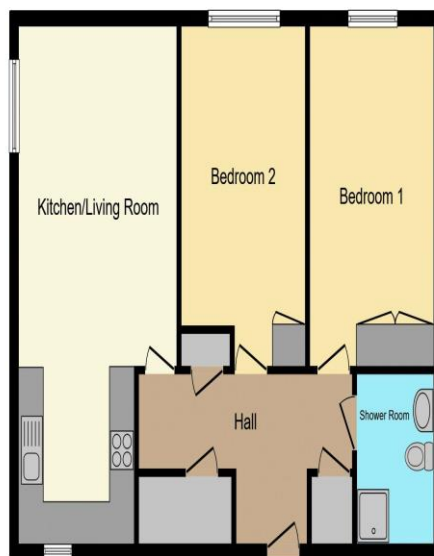
**£4626.82**

## Annual Ground Rent:

**£659.76**

## For Financial Year Ending:

**31/08/25**



Total floor area 73.8 sq.m. (794 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.