



**Connells**

Archers Court Elmside Walk  
Hitchin



## Property Description

A rarely available ground floor apartment in this highly sought after retirement development. Offering fabulous open plan living space, two good size bedrooms and a modern wet room. This property offers the rare benefit of a private terrace accessed directly from the lounge. The development also has a large residents car park.

Archers Court is a modern retirement development situated in a quiet location just a short walk from Hitchin High Street.

## Communal Entrance

Video phone entry.

## Entrance Hall

Door to front, storage cupboard and airing cupboard.

## Open Plan Living Area

23' 7" x 11' 8" ( 7.19m x 3.56m )

## Lounge Area

Double glazed window to side aspect, TV and telephone points and electric heater. French doors leading to patio and double doors leading through to Bedroom Two/Dining Room.

## Kitchen Area

A fully fitted kitchen with a range of wall and base units, work surfaces with splashback tiling, one and a half bowl stainless steel sink and drainer, electric oven and hob with cooker hood over, space for fridge freezer and plumbing for washing machine.

## Bedroom One

16' 9" into wardrobe x 8' 6" ( 5.11m into wardrobe x 2.59m )

Double glazed window to side aspect, fitted wardrobe, TV and telephone points and electric heater.

## Bedroom Two / Dining Room

11' 1" x 8' 1" ( 3.38m x 2.46m )

Double glazed window to side aspect and electric heater.

## Wet Room

Fully tiled wet room with wash hand basin, shower, WC and electric heater.

## Communal Gardens

Patio area accessed from large lawned communal grounds.

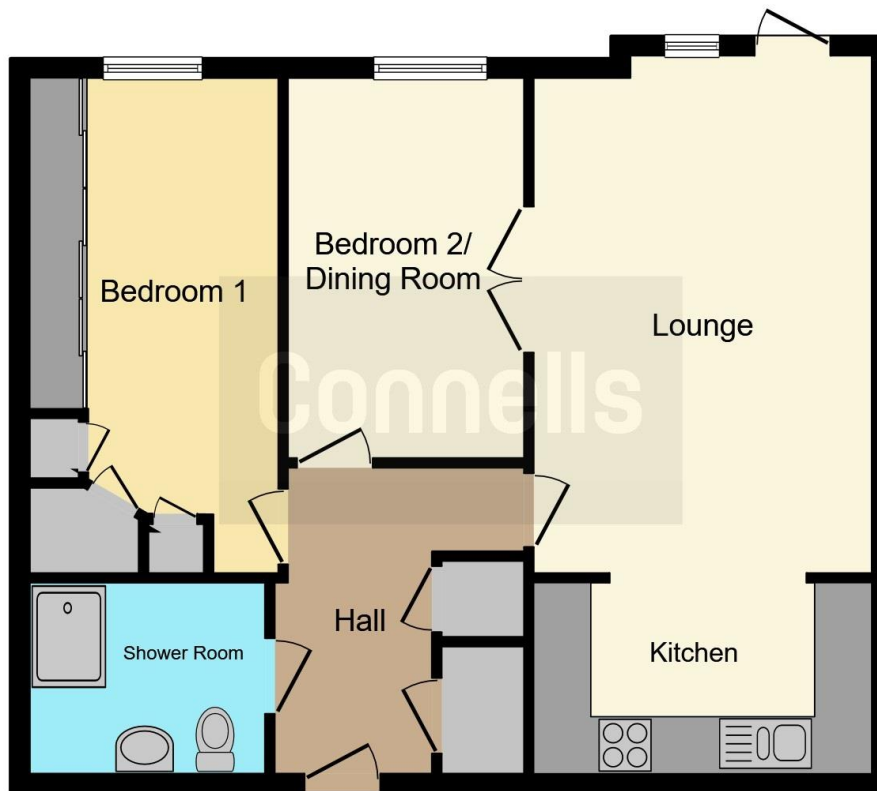
## Parking

Large residents car park.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01462 437 666**  
**E [hitchin@connells.co.uk](mailto:hitchin@connells.co.uk)**

14 High Street  
HITCHIN SG5 1AT

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HIT307234](http://connells.co.uk/Property/HIT307234)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HIT307234 - 0008

