



Connells

Latchmore Court Brand Street
Hitchin



Property Description

This two bedroom luxury apartment is situated on an upper floor of the Latchmore Court development in Hitchin town centre.

This property has double bedrooms with the master having an en suite and an array of fitted wardrobes and a modern open plan fitted kitchen with integrated appliances. We highly recommend an internal inspection to appreciate everything this apartment offers!

The property has been finished to a beautiful standard throughout with every detail being carefully thought through. There is a shared outdoor courtyard and has a great community in the development.

This home is situated close to Hitchin's vibrant High Street, is a stone's throw from local shops and amenities and is a short walk to Hitchin mainline train station with direct links to London and access to the A1(M).

Entrance Hall

Access to all rooms, large storage to side and wood effect flooring.

Open Plan Living Space

20' x 11' 5" (6.10m x 3.48m)

Kitchen Area

Fully fitted kitchen with a range of wall and base units, electric hob, integrated appliances including oven, microwave, fridge/freezer, washing machine and dishwasher. Spotlights and wood effect flooring.

Lounge Area

Bedroom One

15' 3" max x 14' 11" into door (4.65m max x 4.55m into door)

Double glazed window to front aspect, double fitted wardrobes, feature fireplace, spotlights and wood effect flooring.

En Suite

Wash hand basin with mixer tap, shower cubicle, WC, extractor fan, marble effect tiled walls, tiled floor and spotlights.

Bedroom Two

11' 9" into window x 9' 2" (3.58m into window x 2.79m)

Double glazed window to front aspect and wood effect flooring.

Bathroom

Wash hand basin with mixer tap, vanity unit, panelled bath with double shower, WC, extractor fan, marble tiled walls, shave points, spotlights and tiled flooring.

Communal Courtyard

Well kept communal courtyard.









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

To view this property please contact Connells on

T 01462 437 666
E hitchin@connells.co.uk

14 High Street
HITCHIN SG5 1AT

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT306614

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIT306614 - 0004