



Connells

Archers Court Elmside Walk
Hitchin



Property Description

A fantastic one bedroom ground floor apartment in a very popular retirement development right in Hitchin town centre. This well presented apartment is situated on the corner of the development and benefits from an open plan living space, a wet room, a large double bedroom, lovely communal areas and grounds and a residents car park.

Archers Court is a modern retirement development for residents over 60 years old and is situated in a quiet location just a short walk from Hitchin High Street.

Entrance Hall

Access to bedroom, bathroom and reception, and large storage cupboard.

Lounge

14' 4" into recess x 13' 1" (4.37m into recess x 3.99m)

Open plan to kitchen. Double glazed window to side aspect, TV point and electric heater. Double glazed double doors to rear with access to communal grounds.

Kitchen

11' 5" x 6' 7" (3.48m x 2.01m)

Fully fitted kitchen with double glazed window to rear aspect, a range of wall and base units, work surfaces with tiled splashbacks, stainless steel sink and drainer, electric oven and hob with cooker hood over and vinyl flooring. Space for dishwasher, washing machine and fridge/freezer.

Bedroom

12' 7" x 11' 10" into recess (3.84m x 3.61m into recess)

Double glazed window to rear aspect, TV point and electric heater.

Wet Room

Accessible wet room. Wash hand basin, shower, partly tiled, WC and extractor fan.

Communal Grounds

Communal grounds with eating areas, patio, lawn and shrubs.

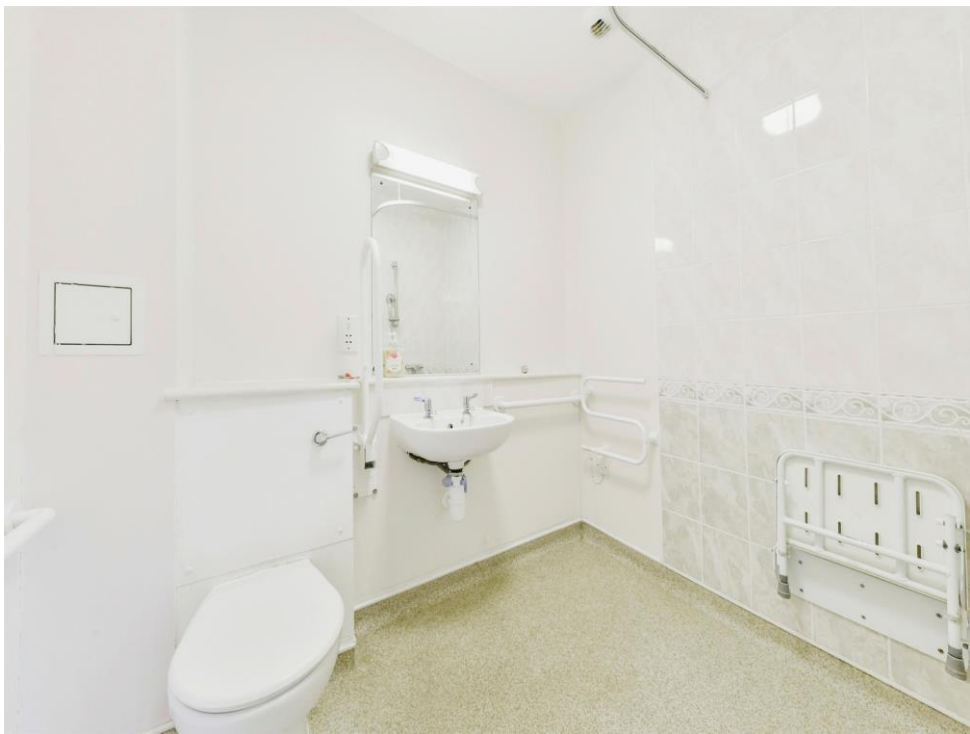
Parking

Large residents car park.

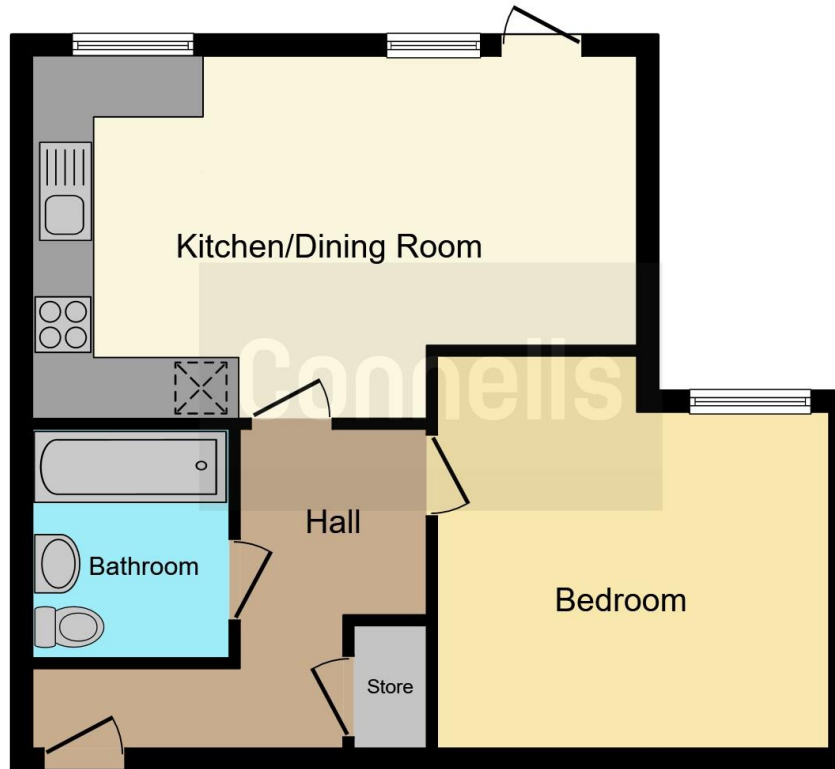
Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.









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

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT307474

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.



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