



**Connells**

Wymondley House  
Little Wymondley Hitchin





### Property Description

A stunning fully refurbished duplex apartment offering over 1000 sq ft of accommodation. Internally are 3 excellent size bedrooms with an en-suite to master, a cosy lounge and a separate kitchen.

Forming part of a beautiful listed building with stunning communal grounds and parking this would suit a multitude of buyers.

### Communal Entrance

Stairs leading to second floor.

### Ground Floor

#### Entrance Hall

Door to front and storage cupboard.

#### Kitchen

10' 3" max x 7' 1" max ( 3.12m max x 2.16m max )

Fully fitted kitchen with single glazed sash window to side aspect, a range of wall and base units, stainless steel sink and drainer, work surfaces with splashback, electric oven, hob with cooker hood over and integrated washing machine.

#### Bedroom Two

14' 8" x 10' 10" ( 4.47m x 3.30m )

L-shaped room. Single glazed sash window to front aspect and electric heater.

#### Bedroom Three

11' 8" x 6' 4" ( 3.56m x 1.93m )

Single glazed window to side aspect and electric heater.

#### Lounge

10' 11" x 10' 1" ( 3.33m x 3.07m )

Single glazed sash window to front aspect, TV and telephone points and electric heater.

## Bathroom

Wash hand basin with vanity, bath, WC, shaver point and extractor fan.

## First Floor

### Bedroom One

Irregular Shaped Room 19' 8" max x 11' 2" ( 5.99m max x 3.40m)

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

### En Suite

Wash hand basin with vanity, bath, WC and extractor fan.

## Communal Gardens

Extensive well mainicured communal gorunds which are mostly laid to lawn with mature area.

## Parking

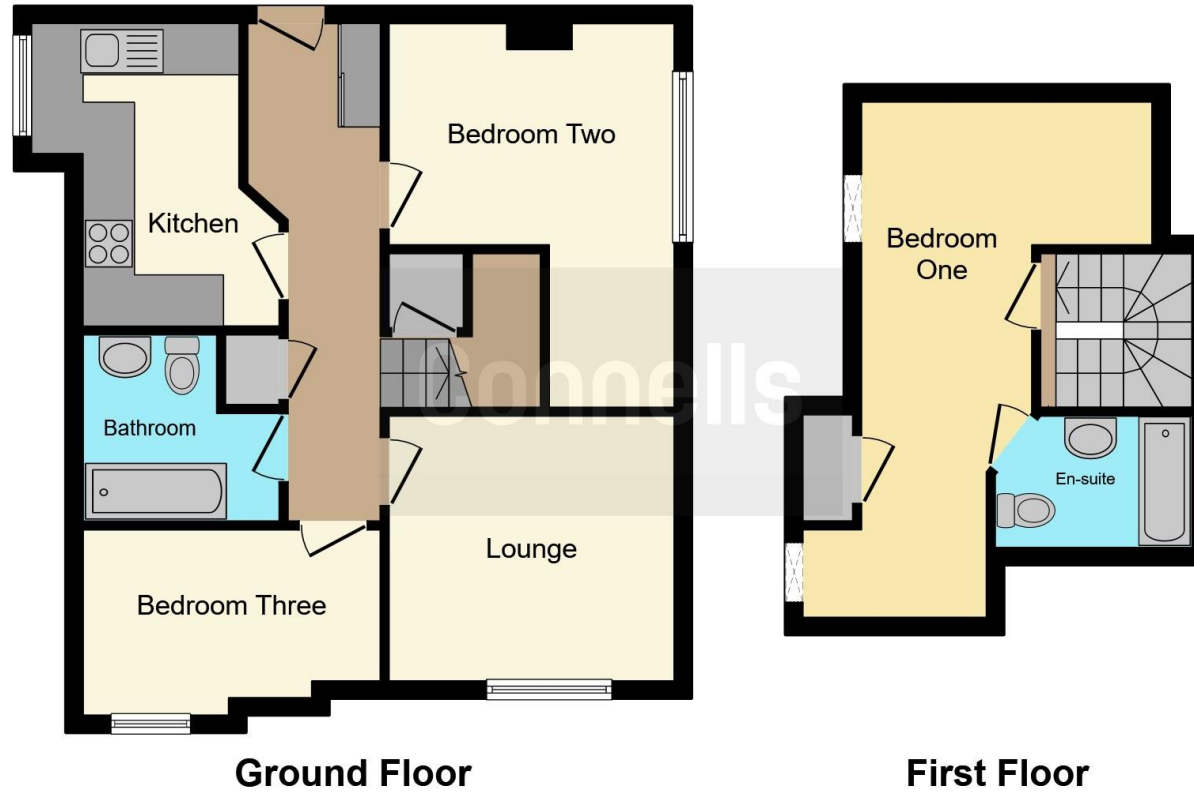
Allocated off street parking for 2 vehicles.











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](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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