



Connells

Elderflower House Whinbush Road
Hitchin



Property Description

A two bedroom two bathroom ground floor apartment offered to the market with no onward chain. This town centre flat would be an ideal purchase for a first time buyer or investor as the High Street and train station are just a short walk away.

Internally the well presented accommodation comprises an open plan living area, two double bedrooms with en-suite to master and a separate bathroom. Outside are well presented communal gardens and allocated parking.

Communal Entrance

Communal secure entrance door with buzzer entry system.

Entrance Hall

Door to front aspect, electric panel heater, laminate flooring, double storage cupboard housing water tank and plumbing for washing machine.

Open Plan Living Space

26' 1" x 8' 8" (7.95m x 2.64m)

Lounge Area

Double glazed window to side aspect, telephone point, television point, electric panel heater and double glazed french doors with a Juliet balcony.

Kitchen Area

Double glazed window to side aspect, fully fitted kitchen with matching wall and base units, stainless steel sink and drainer, roll top work surfaces, tiled splashbacks, electric oven and electric hob with cooker hood over, integrated dishwasher, integrated fridge freezer.

Bedroom One

14' 4" x 9' 4" (4.37m x 2.84m)

Double glazed window to rear aspect, fitted wardrobe, telephone point, television point and electric panel heater,

En Suite

Wash hand basin, shower cubicle, WC, fully tiled, shaver point, extractor fan and heated towel rail.

Bedroom Two

14' 4" x 8' 10" (4.37m x 2.69m)

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

Bathroom

Panelled bath with mixer taps and shower over, wash hand basin, WC, partly tiled, shaver point, extractor fan and heated towel rail.

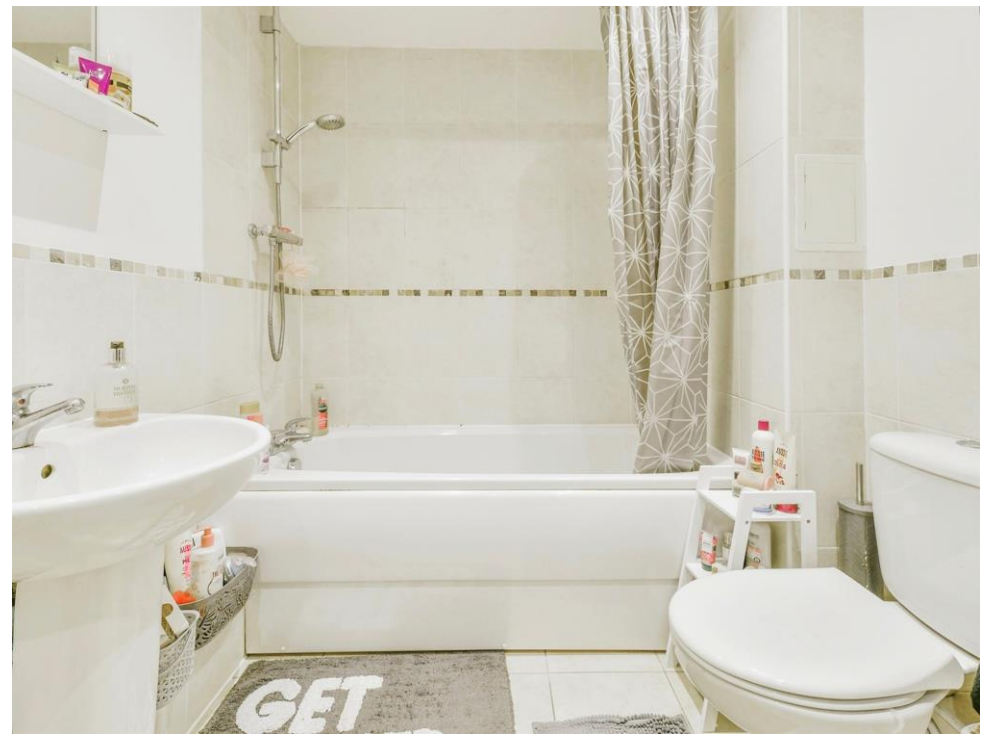
Outside

Communal gardens mostly laid to lawn with mature areas.

Parking

Allocated parking space and visitors parking.









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/HIT307590

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. 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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIT307590 - 0003

