



Connells

Chiltern Road
Hitchin



Property Description

A stunning apartment situated in one of Hitchin's most sought after locations.

Offering fantastic open plan living space with an abundance of natural light and a fabulous kitchen diner with fitted appliances and under floor heating, two great size bedrooms and a beautiful newly fitted bathroom.

Further benefits include fully boarded loft space, a garage and picturesque communal gardens. Share of Freehold.

Ground Floor

Entrance Lobby

Door to side of property with stairs rising to first floor.

First Floor

Landing / Hallway

Doors to all first floor accommodation, radiator and access to a large boarded, insulated loft space with hatch and ladder.

Lounge

14' 10" x 11' 10" max (4.52m x 3.61m max)
Double glazed window to rear aspect, feature fireplace, TV and telephone points and radiator.

Kitchen Diner

18' 8" x 8' 5" (5.69m x 2.57m)
Double glazed window to rear and side aspects. A high specification newly fitted kitchen comprising wall and base units, integral appliances including induction hob with cooker hood over, electric oven, dishwasher, washing machine and fridge freezer, single bowl sink and drainer, radiator and underfloor heating.

Bedroom One

15' 6" into storage space x 11' 5" (4.72m into storage space x 3.48m)

Two single glazed sash windows to front aspect, built-in storage with shelving and radiator.

Bedroom Two

12' 1" max x 7' 1" (3.68m max x 2.16m)

Single glazed sash window to front aspect and radiator.

Bathroom

Newly fitted bathroom comprising WC, sink and vanity unit, P-shaped bath with shower over, extractor fan and shaver point.

Outside

Stunning communal grounds to the rear with lawned area and mature borders.

Garage En Bloc

Up and over door with unallocated parking in front for two vehicles.









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

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14 High Street
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT307636

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. 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.

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