



**Connells**

Malthouse Court Bridge Street  
Hitchin



### Property Description

Situated in the heart of Hitchin town centre is this two double bedroom first floor apartment. This property has a modern fitted kitchen with integrated appliances which is open plan to the light and airy reception. There is a well fitted family bathroom and an en suite to the master bedroom. The apartment is presented beautifully throughout and as such would suit a first time buyer perfectly. Local shops and amenities are within a stones throw and Hitchin train station is a short walk away and offers direct transport links to London Kings Cross.

### Communal Entrance

Secure entry way with stairs leading to first floor.

### Entrance Hall

Door to front and storage cupboard.

### Lounge

15' x 10' 11" ( 4.57m x 3.33m )

Double glazed window to front aspect, TV point, wood effect flooring and radiator.

### Kitchen

8' 7" x 6' 2" ( 2.62m x 1.88m )

Fully fitted kitchen with range of wall and base units, work surfaces with splashback, stainless steel sink and drainer, electric oven, hob with cooker hood over, integrated fridge/freezer and washing machine, and wood effect flooring,

## Bedroom One

15' 1" x 9' 6" ( 4.60m x 2.90m )

Double glazed window to front aspect, built-in wardrobe and electric heater.

## En Suite

Wash hand basin with mixer tap, shower cubicle, WC, partly tiled, shaver point, tiled flooring and heated towel rail.

## Bedroom Two

11' 1" x 7' 8" ( 3.38m x 2.34m )

Double glazed window to front aspect, wood effect flooring and electric heater.

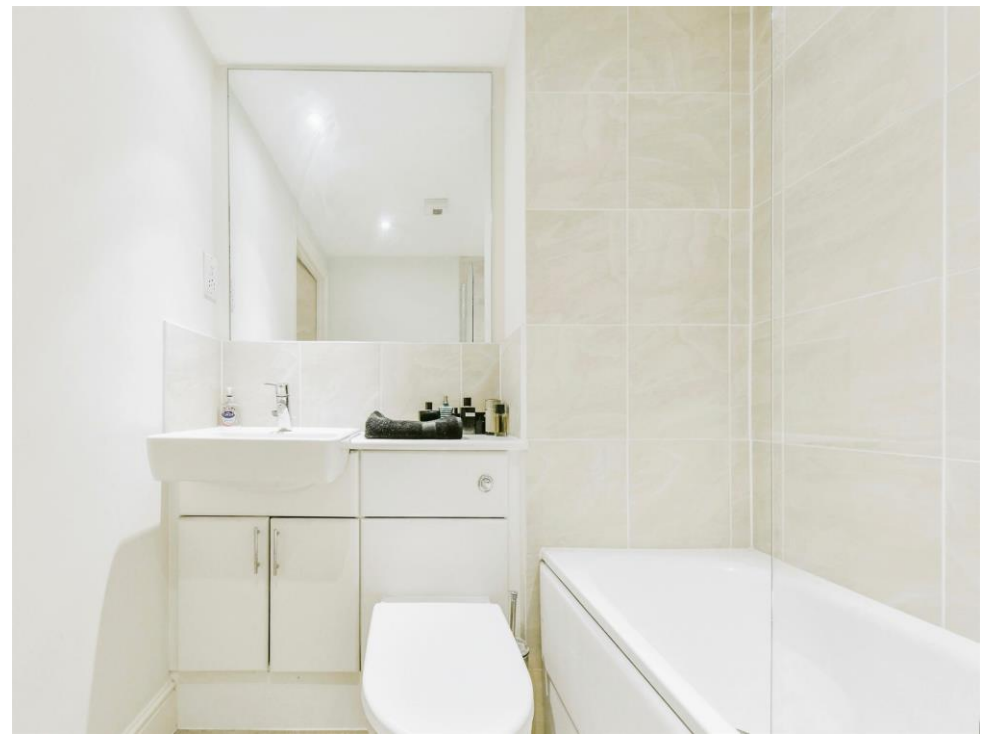
## Bathroom

Wash hand basin with mixer tap, panelled bath with shower over, WC, partly tiled and heated towel rail.

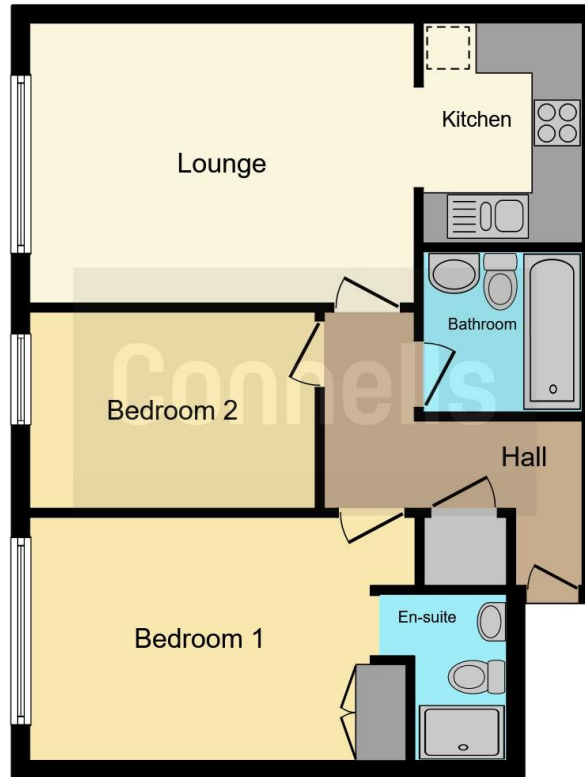
## Parking

Allocated parking space.









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: C**

Tenure: Leasehold

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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.



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