



Connells

Latchmore Court Brand Street
Hitchin



Property Description

A stunning two bedroom apartment within a private gated development in a great town centre location. This recently built apartment is fitted to a high standard throughout, is located on the second floor - upper level of this development and offers well proportioned semi open plan living space, two bedrooms and a double shower room. An ideal first time purchase. There is also a well maintained communal courtyard which is perfect for the summer months.

The apartment feels bright and airy helped by the large Velux windows and white walls. The high ceilings add to the spacious feel.

Main Entrance

Gated with video entry.

Communal Entrance

Video entry. Stairs and lift leading to all floors.

Entrance Hall

Door to front, Karndean flooring and infrared panel heater.

Lounge

15' 8" x 11' 2" plus recess (4.78m x 3.40m plus recess)

Two double glazed Velux windows to side aspect, blackout blinds, TV/satellite/telephone/fibre optic ready/USB points, large storage cupboard, Karndean flooring (carpet overlay that can easily be removed) and two infrared panel heaters.

Kitchen

7' 9" x 7' 1" (2.36m x 2.16m)

Fully fitted kitchen with double glazed window to side aspect, a range of wall and base units, white granite work surfaces with matching splashback and gloss smooth handleless kitchen units, stainless steel sink and drainer, integrated appliances including Bosch electric oven and induction hob, fridge/freezer, Teka integrated washer/dryer, dishwasher, USB points, Karndean flooring and infrared panel heater.

Bedroom One

10' 2" x 10' 1" max (3.10m x 3.07m max)

Double glazed Velux window to side aspect, blackout blind, TV/ telephone points/USB points, Karndean flooring with carpet overlay and infrared panel heater.

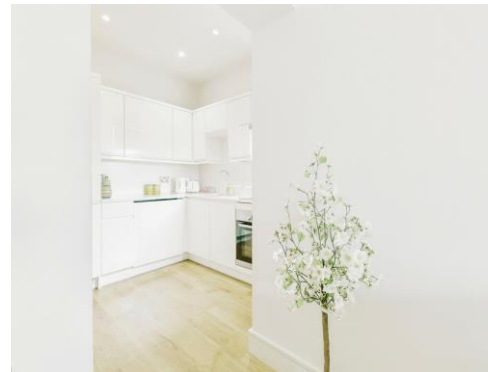
Bedroom Two

12' max x 8' 4" max (3.66m max x 2.54m max)

Double glazed Velux window to side aspect, blackout blind, USB points, Karndean flooring with carpet overlay and infrared panel heater.

Bathroom

Full marble effect tiled bathroom with wash hand basin, gloss grey combined vanity unit, double shower cubicle, WC, extractor fan, shaver point, porcelain flooring and infrared panel heater.









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

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EPC Rating: C

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 2018. 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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