



**Connells**

Great Northern Court Walsworth Road  
Hitchin



## Property Description

Situated in a lovely private development just a stones throw from the station is this fantastic first floor aptment. Offering fabulous open plan living space, a large double bedroom and a luxury bathroom this would suit a young couple perfectly.

Great Northern Court is a modern development offering great access for a commuter as well as being just a 10 minute walk to the High Street. A further benefit is secure underground parking.

## Communal Entrance

Secure communal entrance and stairs leading to first floor.

## Entrance Hall

Door to front, storage cupboard and wood effect flooring.

## Open Plan Living Space

### Lounge Area

20' 8" max x 12' 4" max ( 6.30m max x 3.76m max )

Double glazed French doors to front leading to balcony, TV point, wood effect flooring and electric heater.

### Kitchen Area

8' 10" max x 7' 3" ( 2.69m max x 2.21m )

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

## Bedroom

12' 3" into recess x 9' ( 3.73m into recess x 2.74m )

Double glazed window to front aspect, fitted double wardrobe, TV point and electric heater.

## Bathroom

Wash hand basin, panelled bath with shower over, WC, extractor fan and tiled walls and floor.

## Outside

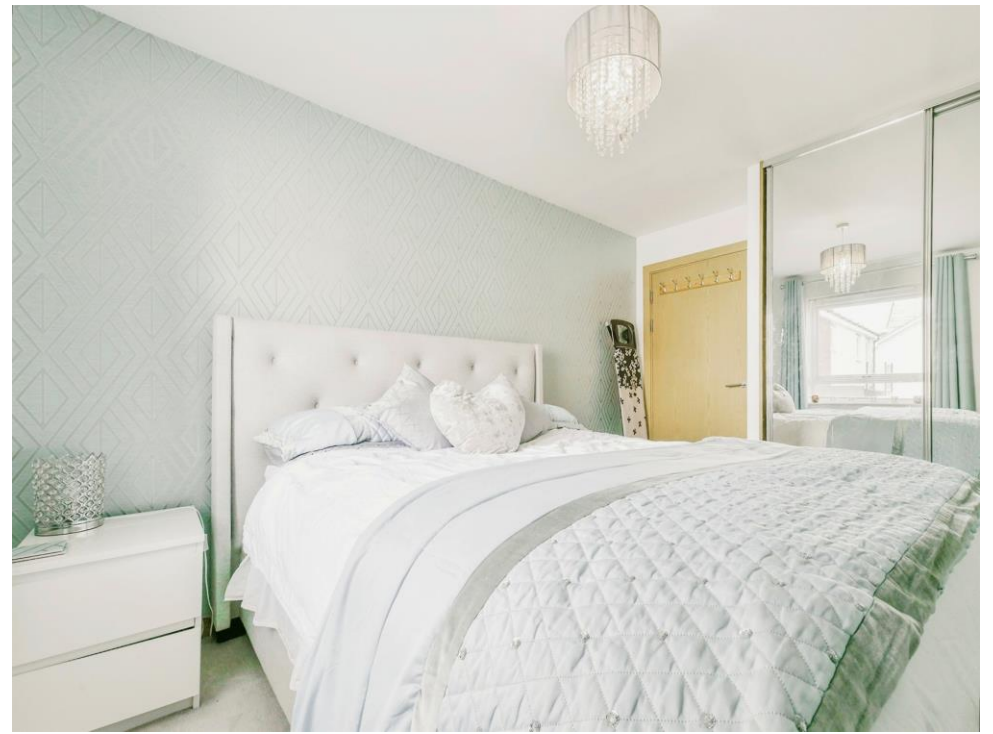
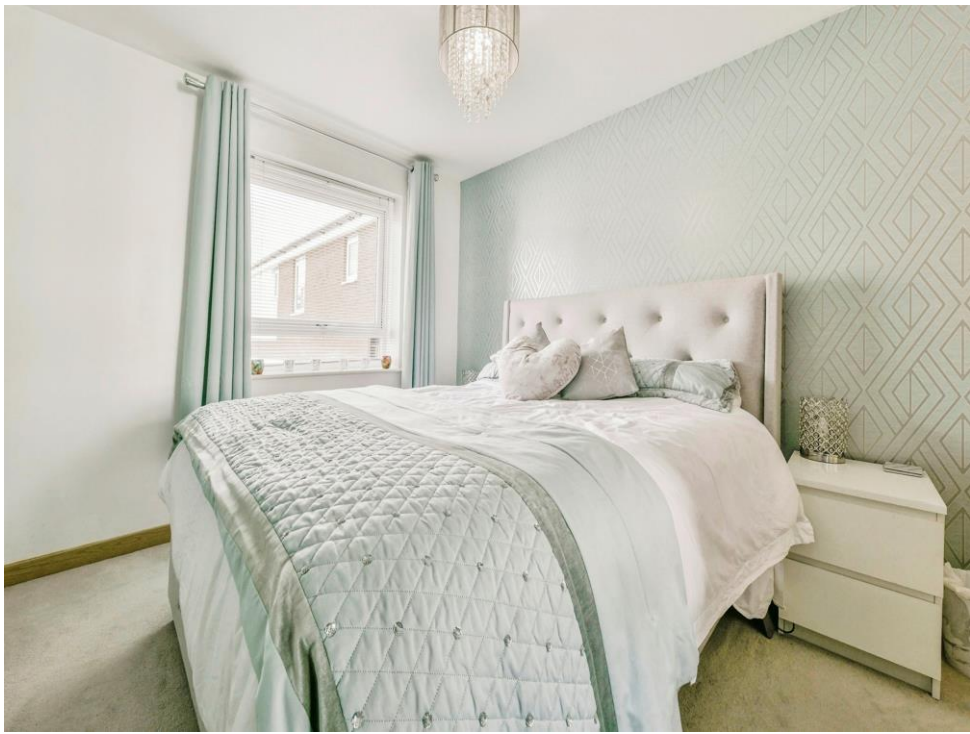
## Communal Grounds

Communal courtyard and terrace area.

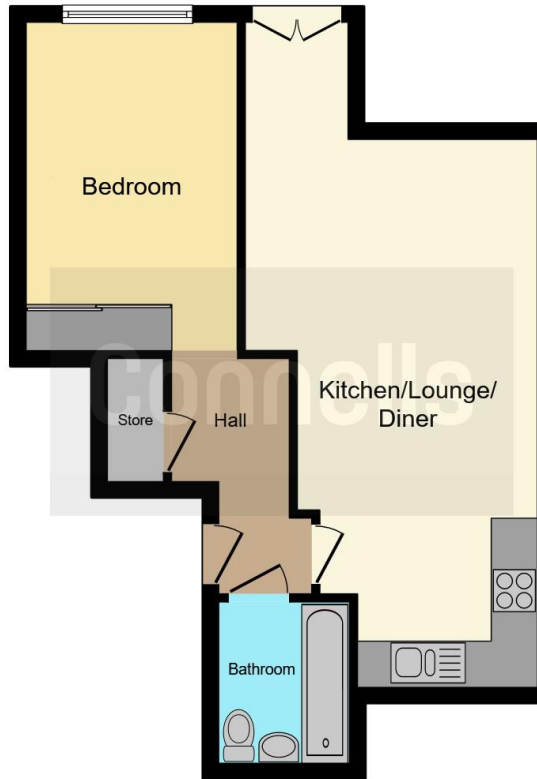
## Parking

Secure gated underground parking for one vehicle.









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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