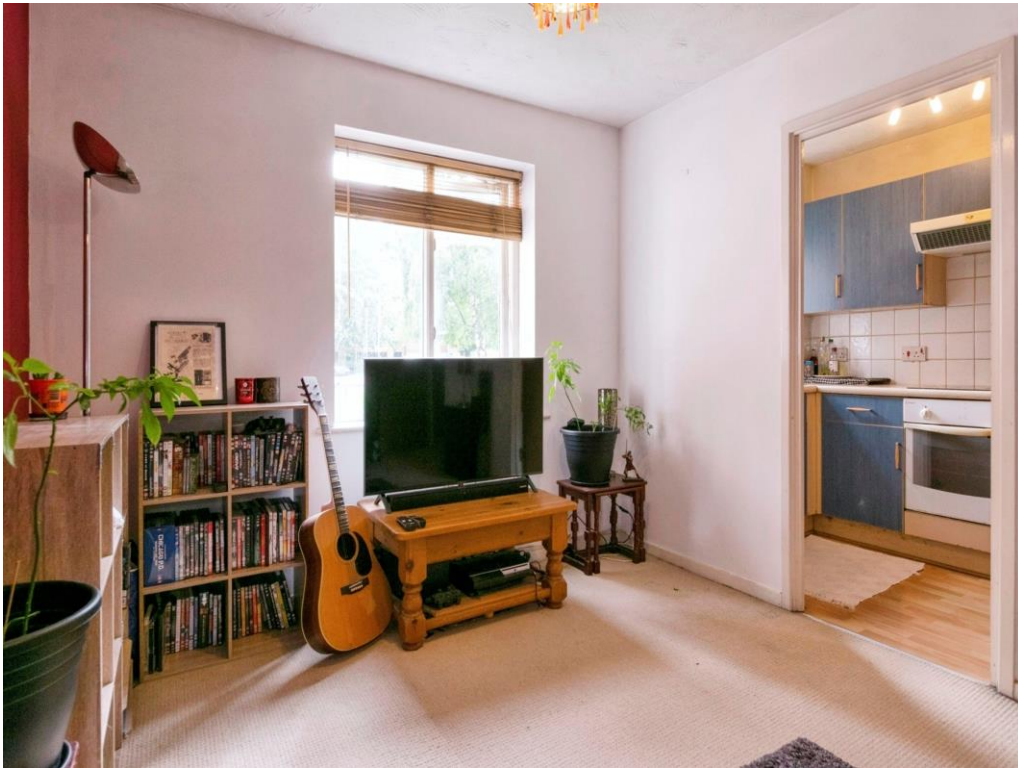




**Connells**

Redoubt Close  
Hitchin



## Property Description

A large one bedroom, purpose-built ground floor apartment with easy access and situated in a popular location of Hitchin.

This property is within walking distance of the mainline train station which has direct trains to London and Cambridge. This would be an ideal purchase for a commuter or first-time buyer, as well as someone who is looking to downsize.

There are plenty of shared outdoor areas with well-tended communal garden spaces. Redoubt Close also offers ample off-street parking in addition to the benefit of a long lease and low service charges.

## Communal Entrance

### Lounge Diner

14' 4" x 9' 9" plus alcove ( 4.37m x 2.97m plus alcove )

Double glazed window to front aspect, TV point, fitted carpet and panel radiator.

### Kitchen

11' 2" x 5' 8" ( 3.40m x 1.73m )

Fully fitted kitchen with double glazed window to front aspect, a range of wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, hob with cooker hood over, space for washing machine and fridge/freezer.

### Bedroom

10' 8" plus wardrobe x 9' 9" ( 3.25m plus wardrobe x 2.97m )

Double glazed window to rear aspect, storage cupboard and panel radiator.

### Bathroom

6' 6" x 6' 3" ( 1.98m x 1.91m )

Double glazed window to rear aspect, wash hand basin, panelled bath with shower over, WC, extractor fan.

## Outside

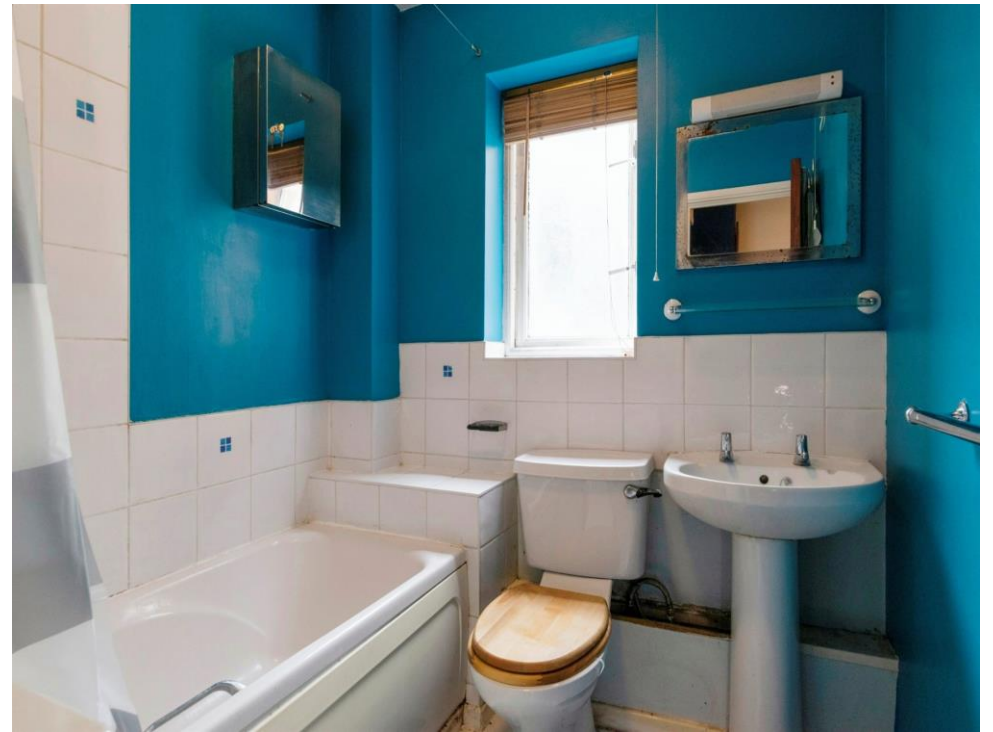
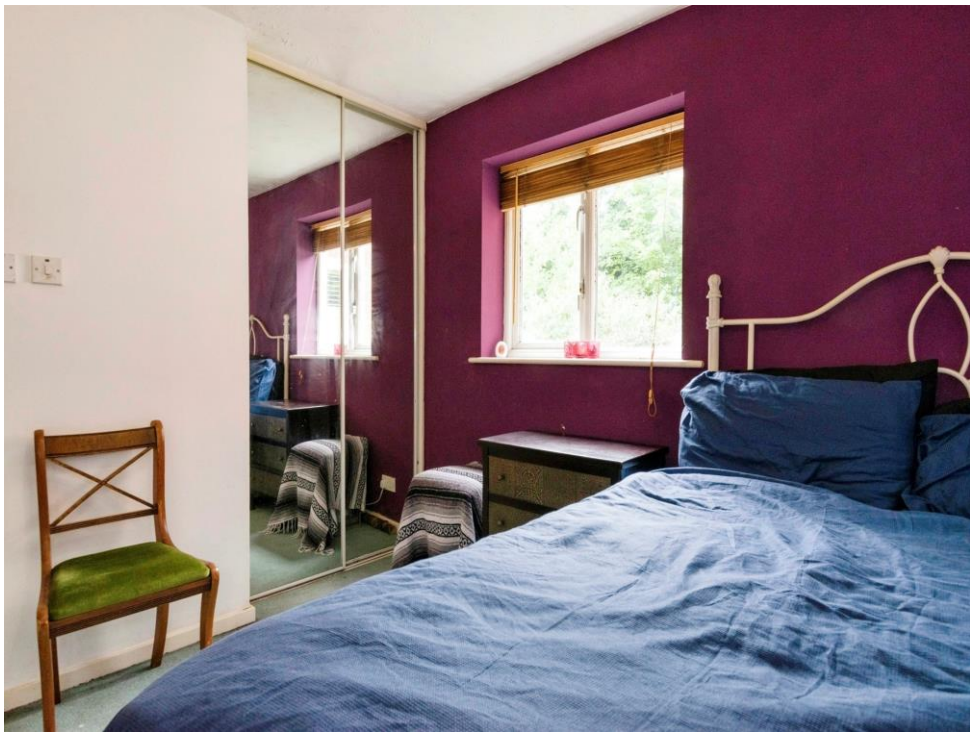
## Communal Garden

Well maintained communal gardens.

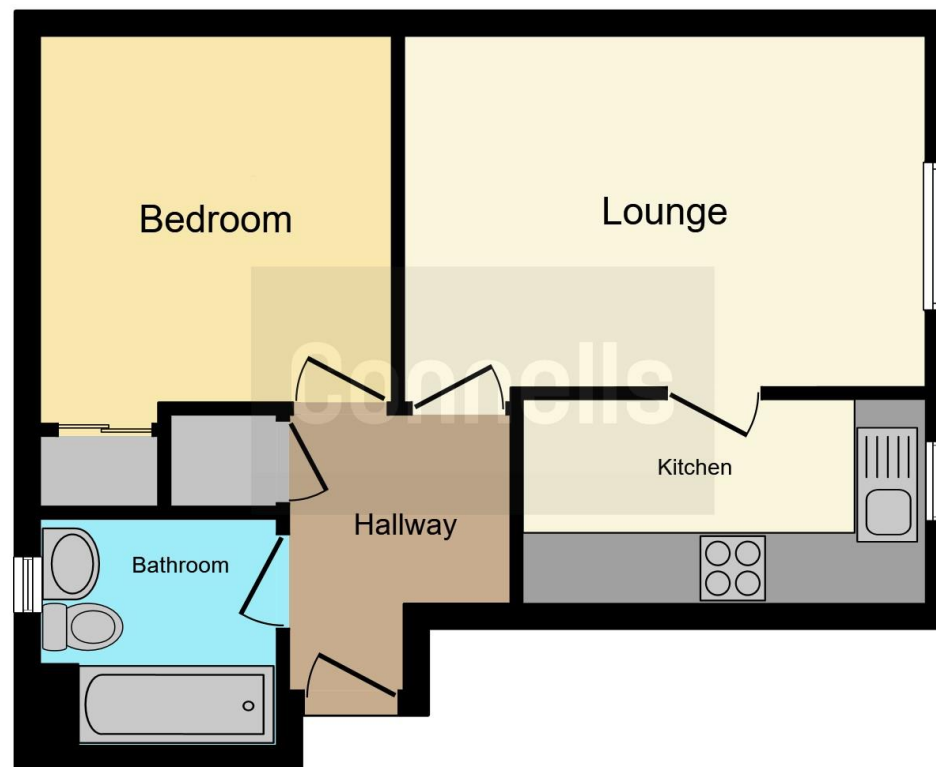
## Parking

Off-street 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](http://www.focalagent.com)

To view this property please contact Connells on

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14 High Street  
HITCHIN SG5 1AT

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HIT307658](http://connells.co.uk/Property/HIT307658)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1999. 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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