



Connells

Allwoods Place
Hitchin



Property Description

Offered to the market is this beautifully presented two bedroom, two bathroom ground floor apartment situated in the modern development of Allwoods Place.

This property has a large open plan living/dining/kitchen area, with doors out on to the communal grounds. The kitchen has integrated appliances and is finished to a high specification. The master bedroom fits a large double bed, has fitted wardrobes and an en suite, with the second bedroom also being well proportioned and able to fit a double bed.

Finally, with gas central heating, double glazing and allocated parking this home has all the benefits of a modern new build and still has three years NHBC remaining.

Local walks, parks and countryside are easily accessible from Allwoods Place and this property also has the benefit of being less than half a mile from Hitchin town centre and mainline train station that offers direct links into London Kings Cross.

Communal Entrance

Secure communal entrance.

Entrance Hall

Door to front, cupboard housing washing machine, wood effect flooring and radiator.

Lounge

15' 11" x 10' 6" (4.85m x 3.20m)

Double glazed sliding patio doors, TV point, wood effect flooring and radiator.

Kitchen

10' x 6' 8" (3.05m x 2.03m)

Open plan to Lounge. Fully fitted kitchen with a range of wall and base units, work surfaces with splashback, stainless steel sink and drainer, integrated appliances including fridge/freezer, electric oven, gas hob with cooker hood over, washing machine, spotlights and wood effect flooring.

Bedroom One

11' 1" into door x 9' 8" (3.38m into door x 2.95m)

Double glazed window to rear aspect, double wardrobe and radiator.

En Suite

Wash hand basin with mixer tap, tiled shower cubicle, WC, extractor fan, tiled floor and heated towel rail.

Bedroom Two

11' 1" max x 9' 7" max (3.38m max x 2.92m max)

Double glazed window to rear aspect, feature panelling and radiator.

Bathroom

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

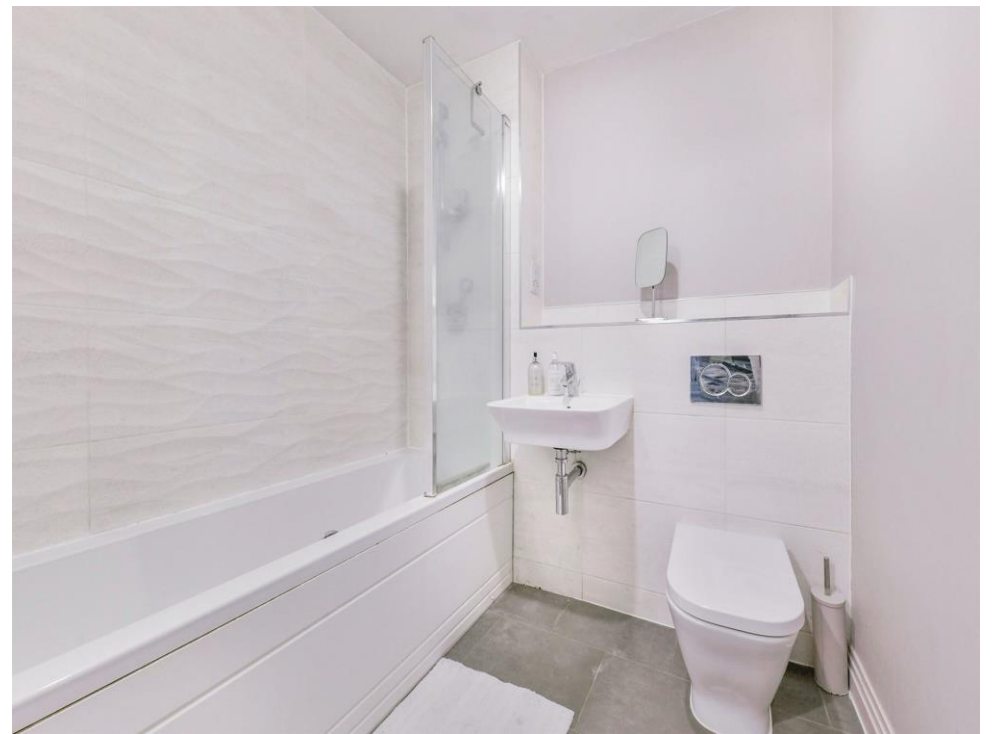
Parking

One allocated parking space plus one visitor space.

Communal Grounds

Landscaped communal gardens with various mature trees.









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

To view this property please contact Connells on

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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT307673

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. 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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