



**Connells**

Lavender Croft Wymondley Road  
Hitchin



### Property Description

- Open plan 2 bed flat with en suite and family bathroom
- Gated development in desirable location with off-street parking for two cars
- Beautiful low maintenance communal gardens
- B energy rating

A fabulous apartment offered chain free and situated in a gated development in one of Hitchin's most sought after locations.

Offering stunning open plan living space including a light and airy living room and a much larger than average kitchen diner. There are two double bedrooms with an en-suite to the master and a Juliet balcony from the second bedroom offering wonderful views of the gardens. There is also a well fitted family bathroom.

Externally are lovely communal grounds to all sides of the property, outside storage space and the rare benefit of two allocated parking spaces.

### Communal Entrance

Central communal entrance with stairs and lifts to first floor.

### Entrance Hall

Door to front, entry phone, storage cupboard and radiator.

### Lounge

16' 2" x 12' 3" ( 4.93m x 3.73m )

Double glazed window to front aspect, telephone and TV points and radiator.

### Kitchen / Diner

12' 2" x 11' 1" ( 3.71m x 3.38m )

A fully fitted kitchen with double glazed window to front aspect, a range of wall and base units, work surfaces with splashback, breakfast bar, integrated fridge/freezer, electric oven, gas hob with cooker hood over, plumbing for washing machine and dishwasher, and radiator.

## Bedroom One

11' 5" x 9' 7" ( 3.48m x 2.92m )

Double glazed window to rear aspect, built-in wardrobe and radiator.

## En Suite

Wash hand basin, shower cubicle, WC, extractor fan, partly tiled and radiator.

## Bedroom Two

11' 1" x 9' ( 3.38m x 2.74m )

Double glazed window to front aspect, French doors leading to Juliet balcony and radiator.

## Bathroom

Double glazed window to side aspect, wash hand basin, bath with shower over, WC, partly tiled and radiator.

## Parking

Allocated off-road parking for two cars.

## Communal Grounds

Well kept communal grounds.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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/HIT307607](http://connells.co.uk/Property/HIT307607)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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