



**Connells**

Saxon Court Queen Street  
Hitchin



## Property Description

A fantastic and beautifully presented ground floor retirement apartment in the heart of Hitchin.

This property offers well laid out accommodation as well as plenty of storage and fabulous views of St. Mary's Church. Further benefits include a communal lounge, laundry room and lovely communal gardens.

## Secure Entrance

Secure entrance with stairs and lift leading to first floor.

## Entrance Hall

Door to front, storage cupboard and doors to all accommodation.

## Lounge

16' 7" x 10' 2" ( 5.05m x 3.10m )

Double glazed window to front and side aspect, TV point and heater.

## Kitchen

5' 10" x 7' 3" ( 1.78m x 2.21m )

Fully fitted kitchen with double glazed window to side aspect, a range of wall and base units, work surfaces with splashback, sink and drainer, electric oven, hob with cooker hood over, and space for white goods.

## Bedroom

14' x 9' 1" ( 4.27m x 2.77m )

Double glazed window to front aspect and heater.

## Bathroom

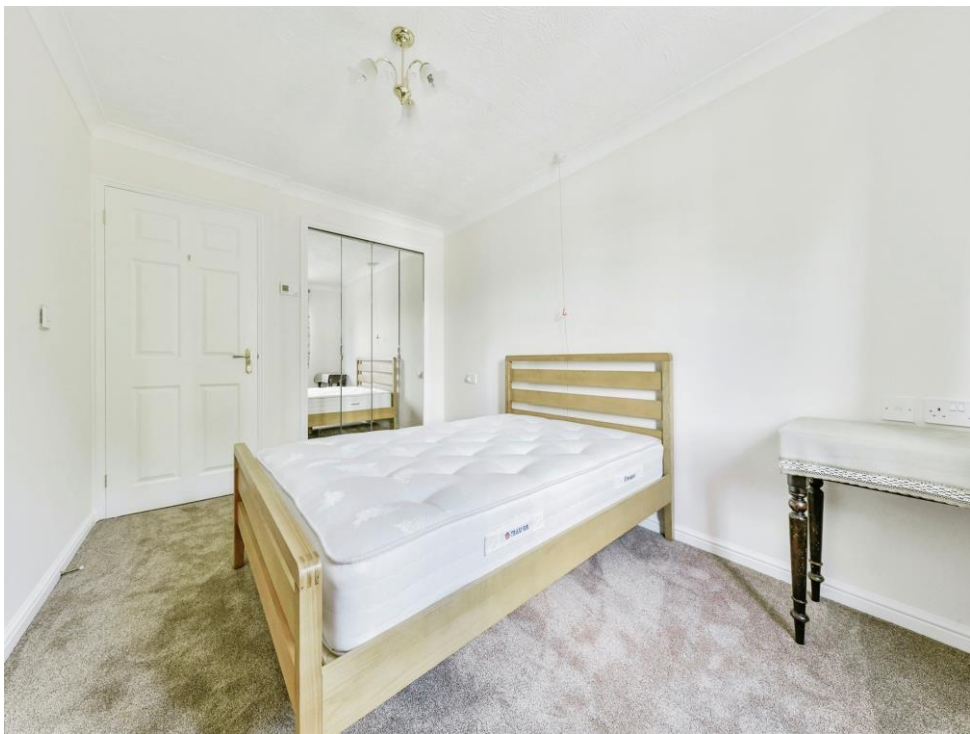
Wash hand basin, tiled shower cubicle, WC, extractor and wood effect vinyl flooring.

## Outside

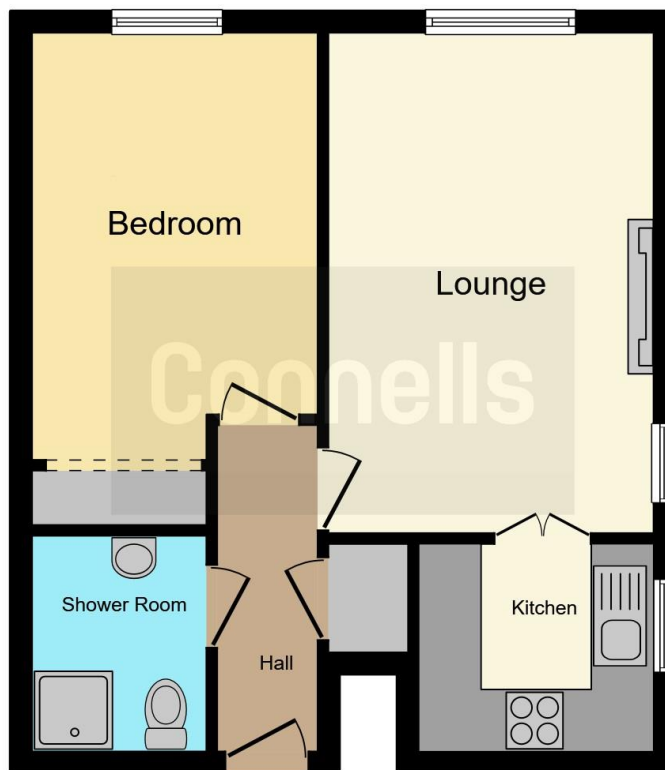
## Communal Gardens

Lovely communal gardens which are mostly landscaped with paved seating areas.









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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**EPC Rating: B**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2002. 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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