



Connells

Redoubt Close
Hitchin



Property Description

A beautifully presented two bedroom first floor flat in this very popular development. This property has been recently refurbished and is an excellent opportunity for a first time buyer to take their first steps on the ladder.

Redoubt Close is a quiet location providing easy access to the train station and Town Centre.

Secure Communal Entrance

Secure communal entrance with stairs leading to first floor. One communal doorway leading to just two flats.

Entrance Hall

Door to front, entry system, telephone point, wood effect flooring and storage heater.

Lounge

16' 11" x 9' 11" (5.16m x 3.02m)

Two double glazed windows to front aspect (one bay), telephone and TV points, wood effect flooring and storage heater.

Kitchen

7' 7" x 7' 6" (2.31m x 2.29m)

Fully fitted kitchen with double glazed window to front aspect, a range of wall and base units, work surfaces with matching splashback, stainless steel sink and drainer, integrated appliances including washing machine, fridge/freezer, electric fan oven and hob with cooker hood over and tiled flooring.

Bedroom One

12' 1" max x 8' 10" max (3.68m max x 2.69m max)

Double glazed bay window to rear aspect, fitted wardrobe, wood effect flooring and storage heater.

Bedroom Two

12' 1" max x 8' 10" max (3.68m max x 2.69m max)

Double glazed window to rear aspect, fitted wardrobe, wood effect flooring and electric panel heater.

Bathroom

Wash hand basin with vanity unit, bath with shower over, WC, partly tiled, extractor fan and tiled flooring.

Outside

Communal Gardens

Well tended communal gardens with various trees and mature areas.

Parking

Ample un-allocated parking for residents only.









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

T 01462 437 666
E hitchin@connells.co.uk

14 High Street
HITCHIN SG5 1AT

EPC Rating: C

Tenure: Leasehold

view this property online [connells.co.uk/Property/HIT307829](https://www.connells.co.uk/Property/HIT307829)

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIT307829 - 0004