



Connells

Sharps Court Cooks Way
Hitchin



Property Description

Offered to the market is this delightful two bedroom apartment located within walking distance of both Hitchin town centre and the mainline train station.

Situated on the first floor, this modern apartment boasts two well-proportioned bedrooms, open plan kitchen/lounge and a family bathroom.

The property benefits further from allocated parking and a Juliet balcony off the reception.

Entrance Hall

Door to front.

Kitchen / Lounge

23' max x 10' max plus recess (7.01m max x 3.05m max plus recess)

Fully fitted kitchen with a range of wall and base units, electric oven, hob with cooker hood over, work surfaces with tiled splashback, space for washing machine, dishwasher and fridge/freezer. Juliet balcony.

Bedroom One

10' x 9' 6" (3.05m x 2.90m)

Double glazed window to rear aspect, fitted wardrobe and heater.

Bedroom Two

10' max x 8' 2" (3.05m max x 2.49m)

Double glazed window to rear aspect and heater.

Bathroom

Wash hand basin, panelled bath with shower over, WC, partly tiled and extractor fan.

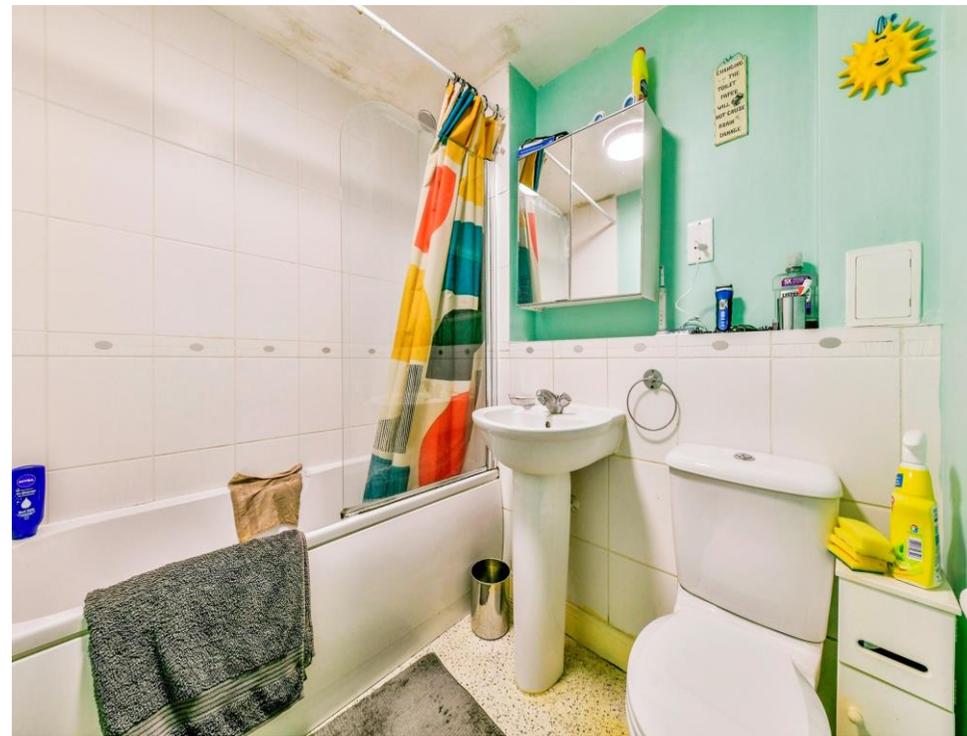


Outside

Parking

Allocated 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

To view this property please contact Connells on

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14 High Street
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT307141

This is a Leasehold property with details as follows; Term of Lease 200 years from 01 Jan 2007. 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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