



Connells

Sharps Court Cooks Way
Hitchin

Sharps Court Cooks Way Hitchin SG4 0JG

for sale offers over
£230,000



Property Description

A two bedroom ground floor apartment situated ideally for a commuter.

The internal accommodation boasts good size open plan living, excellent bedroom space and a family bathroom.

Further benefits include a private patio garden and allocated parking.

Entrance Hall

Door to front and two storage areas.

Open Plan Living Space

20' x 12' 4" plus recess (6.10m x 3.76m plus recess)

Dining Area

Open to Kitchen. Double glazed door leading to patio, TV and telephone points and wood effect flooring.

Kitchen / Lounge Area

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

Bedroom One

10' 2" x 8' 4" (3.10m x 2.54m)

Double glazed to front aspect and heater.

Bedroom Two

11' 3" inc. wardrobe x 8' 4" (3.43m inc. wardrobe x 2.54m)

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

Bathroom

Wash hand basin, panelled bath, WC, extractor fan, partly tiled and tiled flooring.

Outside

Small private patio area.

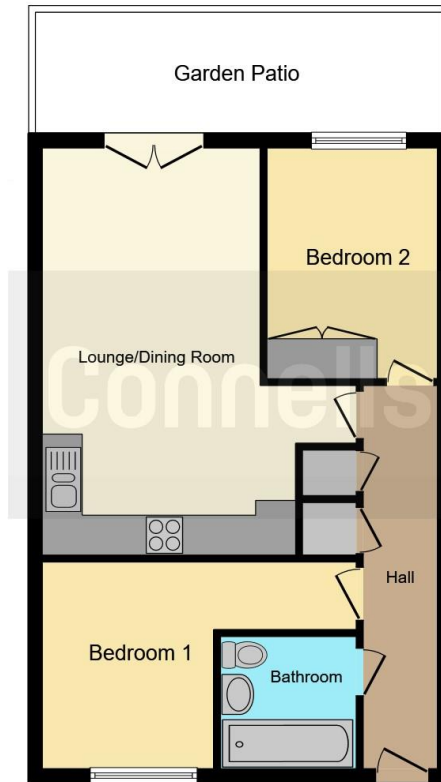
Parking

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

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

14 High Street
HITCHIN SG5 1AT

EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT307840

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.

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: HIT307840 - 0003

