



Connells

Lavender Croft Wymondley Road
Hitchin

Lavender Croft Wymondley Road Hitchin SG4 9PT

for sale
£375,000



Property Description

Benefitting from a SHARE OF THE FREEHOLD (no leasehold to pay), this fabulous ground floor apartment is 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 also two double bedrooms with an en-suite to the master as well as a 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 as well as visitor parking. This property needs to be viewed to be fully appreciated!

Please note no pets are allowed.

Communal Entrance

Central communal entrance with stairs and lifts to first floor.

Entrance Hall

Door to front, entry phone, two storage cupboards, spotlights and radiator.

Lounge

16' 2" x 12' 4" (4.93m x 3.76m)

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

Kitchen

12' 6" x 9' 9" plus alcove (3.81m x 2.97m plus alcove)

Fully fitted kitchen with two double glazed windows to front aspect, a range of wall and base units, work surfaces with tiled splashback, electric oven, gas hob with cooker hood over, space for fridge/freezer, washing machine and dishwasher, spotlights and radiator.

Bedroom One

11' 6" x 11' 5" plus alcove (3.51m x 3.48m plus alcove)

Double glazed patio doors to rear aspect, three built-in wardrobes and radiator.

En Suite

Wash hand basin, shower cubicle, WC, extractor fan, fully tiled and spotlights.

Bedroom Two

Double glazed window to rear aspect, fitted storage and radiator.

Bathroom

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

Parking

Allocated off-road parking for two cars.

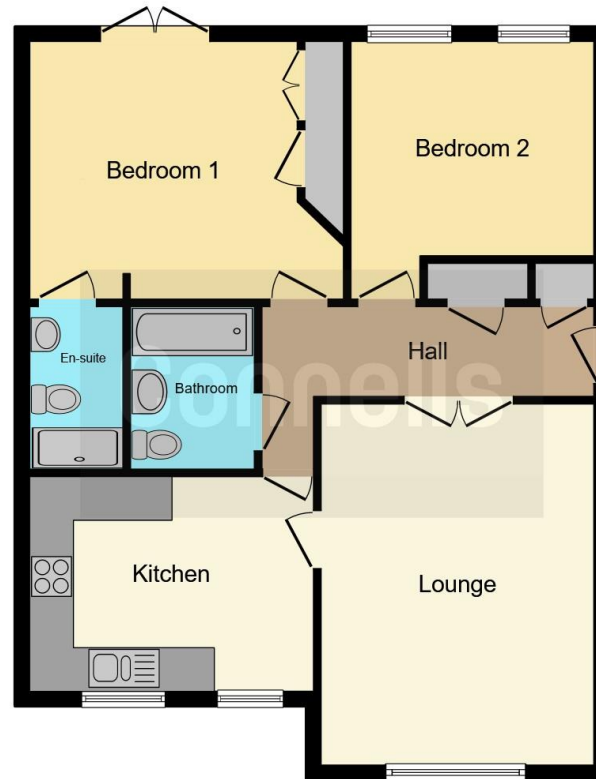
Communal Grounds

Well kept communal grounds.









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/HIT308082

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

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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