







## Property Description

A beautifully presented two double bedroom first floor apartment with the added benefit of a balcony and an en-suite to the master bedroom. This property is offered for sale on a shared ownership basis (40%) and is a great opportunity for a first-time buyer to take their first step on the property ladder.

The apartment features a large open plan living/dining/kitchen space, with double doors out onto a large balcony. The modern kitchen has integrated appliances and is finished to a high standard. This property also offers two well proportioned double bedrooms, with the master bedroom having the added benefit of a modern en-suite shower room. Additionally, this home has all the benefits of a modern new build, with two years NHBC warranty remaining, allocated parking and double glazing. This is a fantastic opportunity for first-time-buyers to take their first step onto the property ladder.

Local walks, parks and countryside are easily accessible from Allwoods Place and this property also has the benefit of being less than half a mile from Hitchin town centre and mainline train station that offers direct links into London Kings Cross, perfect for commuters.

## Secure Communal Entrance

Secure communal entrance with stairs leading to first floor.

## Entrance Hall

Door to front, entry phone, storage cupboard housing boiler and washing machine and radiator.

## Open Plan Living Area

21' 8" x 10' 7" ( 6.60m x 3.23m )

## Lounge Area

Double glazed patio doors to balcony, TV and telephone points and radiator.

## Kitchen Area

Fully fitted kitchen with a range of wall and base units, work surfaces with matching splashback, single bowl stainless steel sink and drainer, electric oven, gas hob with cooker hood over and integrated fridge/freezer.

## Bedroom One

11' 2" max x 11' 1" max ( 3.40m max x 3.38m max )

Full length double glazed window to front aspect, TV and telephone points and radiator.

## En Suite

Wash hand basin, double shower cubicle, WC, extractor fan, partly tiled and heated towel rail.

## Bedroom Two

11' 2" x 9' 1" max ( 3.40m x 2.77m max )

Full length double glazed window to front aspect, TV and telephone points and radiator.

## Bathroom

Wash hand basin, bath with shower over, WC, extractor fan, partly tiled and heated towel rail.

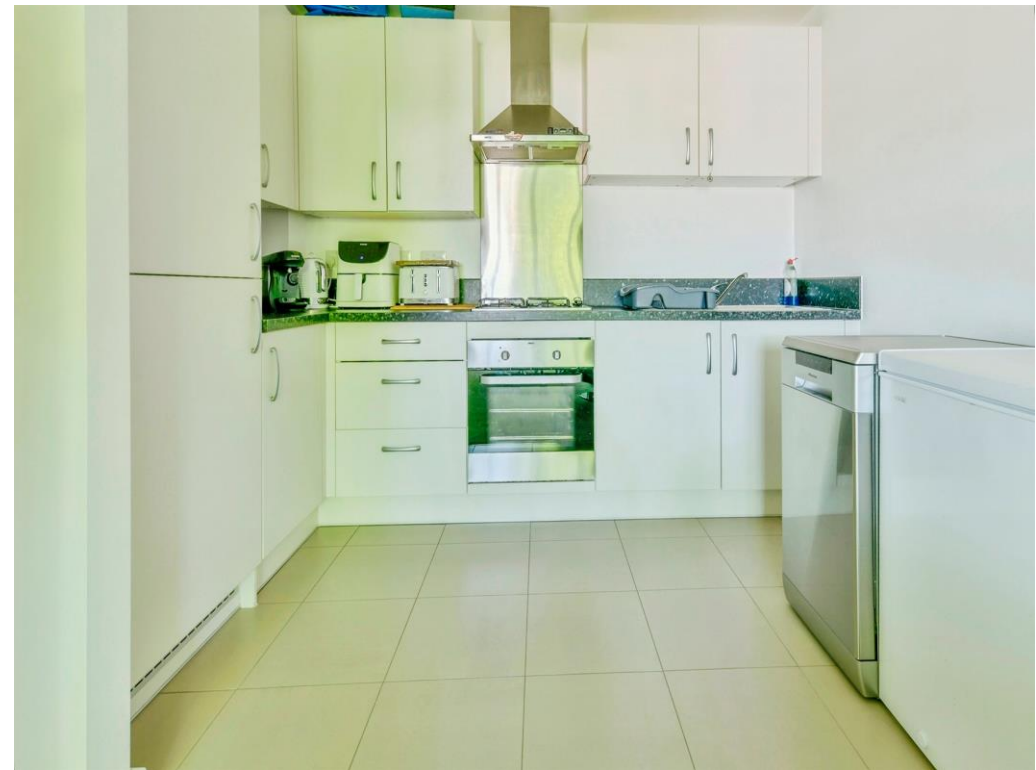
## Outside

## Parking

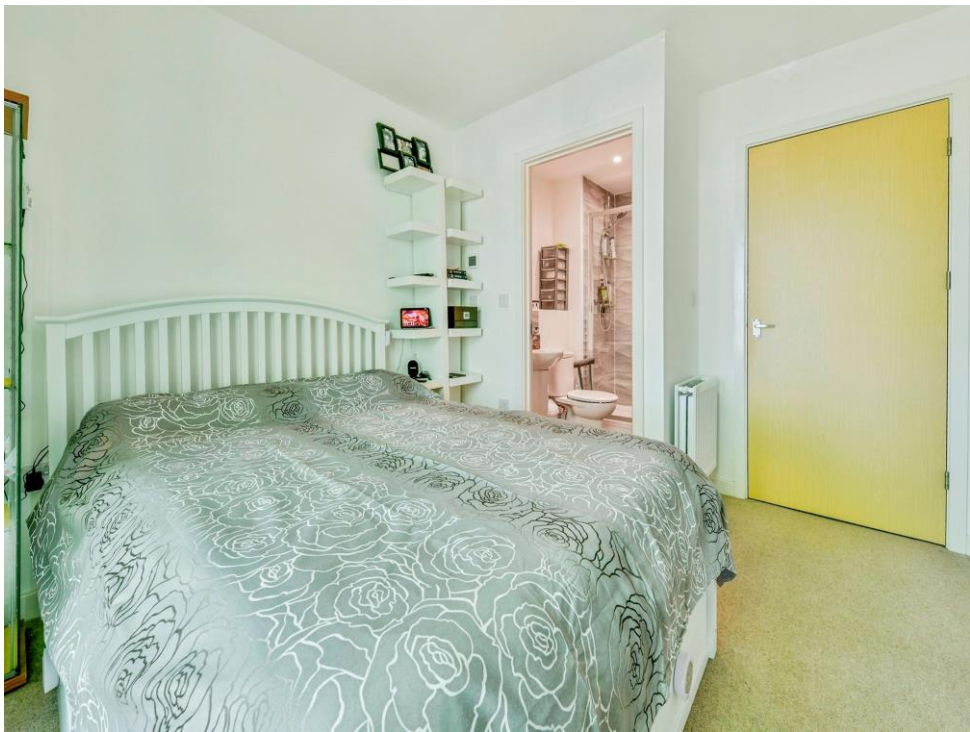
Allocated parking space and visitors parking.

## Communal Gardens

Landscaped communal gardens with various trees and shrubs.















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

**T 01462 437 666**  
**E [hitchin@connells.co.uk](mailto:hitchin@connells.co.uk)**

14 High Street  
 HITCHIN SG5 1AT

EPC Rating: B

Council Tax  
 Band: B

Service Charge:  
 1800.00

Ground Rent:  
 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HIT308098](http://connells.co.uk/Property/HIT308098)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Aug 2018. 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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HIT308098 - 0004