





Property Description

This two bedroom top floor apartment is ideally located within walking distance of both Hitchin town centre and mainline train station making it an ideal purchase for commuters.

This property briefly comprises entrance hall, an open plan kitchen/living area with a large balcony, principal bedroom with en suite, second bedroom and a family bathroom. Further benefits include allocated parking and gas central heating.

Secure Communal Entrance

Entrance Hall

Door to front, entry phone, storage cupboard and radiator.

Open Plan Living Area

21' 7" x 10' 7" (6.58m 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 tiled splashback, single bowl stainless steel sink and drainer, electric oven, gas hob with cooker hood over, integrated fridge/freezer, spotlights and tiled flooring.

Bedroom One

9' 8" plus recess x 8' 10" plus recess (2.95m plus recess x 2.69m plus recess)

Double glazed window to front aspect, alcove with space for wardrobe, and radiator.

En Suite

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

Bedroom Two

11' 1" x 9' 7" max (3.38m x 2.92m max)

Double glazed window to front aspect and radiator.

Bathroom

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

Outside

Parking

Allocated parking space and visitors parking.

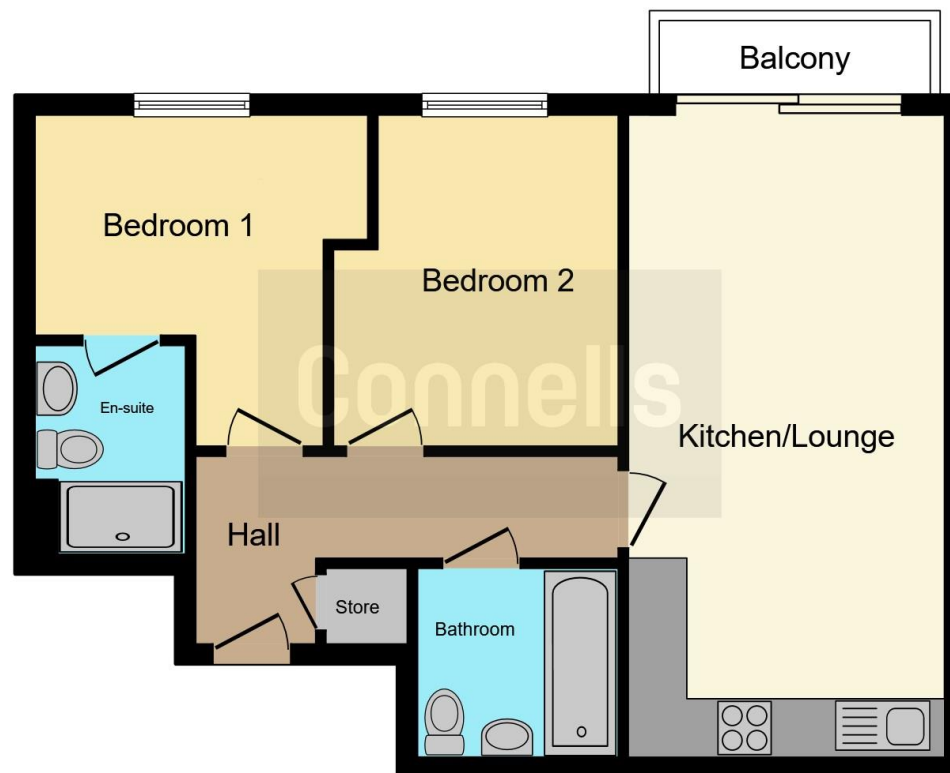
Communal Gardens

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

To view this property please contact Connells on

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14 High Street
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EPC Rating: B

Council Tax
 Band: B

Service Charge: 151.32 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308127

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Jun 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.

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