



Connells

Sanders Place Walsworth Road
Hitchin

Sanders Place Walsworth Road Hitchin SG4 9SY

for sale
£295,000



Property Description

This first floor apartment has been modernised to a fantastic standard throughout and is a perfect purchase for first time buyers.

This property is located within a gated development that is a stone's throw from both Hitchin town centre and train station which offers superb transport links to London, Cambridge and more!

The home itself comprises an entrance hall, open plan kitchen/living area, principal bedroom with an en suite, second good sized bedroom and a family bathroom. Furthermore there is underground allocated parking as well as visitor bays.

Entrance Hall

Wood effect floor, two built in storage cupboards.

Open Plan Kitchen/Living

23' 4" x 11' 7" (7.11m x 3.53m)

Kitchen Area

Double glazed window to side, wood effect floor and spotlights. Range of wall and base units with integrated fridge/freezer, dishwasher, washing machine, oven and microwave with an electric hob and cooker hood. Breakfast bar.

Lounge Area

Double glazed window and heater to the front, TV/Tele point and wood effect floor.

Bedroom One

11' 8" x 11' 8" (3.56m x 3.56m)

Double glazed window and heater to the front, carpet and access to en suite.

En Suite

Fully tiled modern bathroom with a three piece suite comprising walk in shower cubicle, W/C and wash hand basin. Shaver points and extractor.

Bedroom Two

11' 7" x 8' 2" (3.53m x 2.49m)

Double glazed window to side, heater to front and carpet.

Bathroom

Modern tiled bathroom with a three piece suite comprising panel bath with shower, W/C and wash hand basin. Shaver point, spotlights, extractor and heated towel rail.

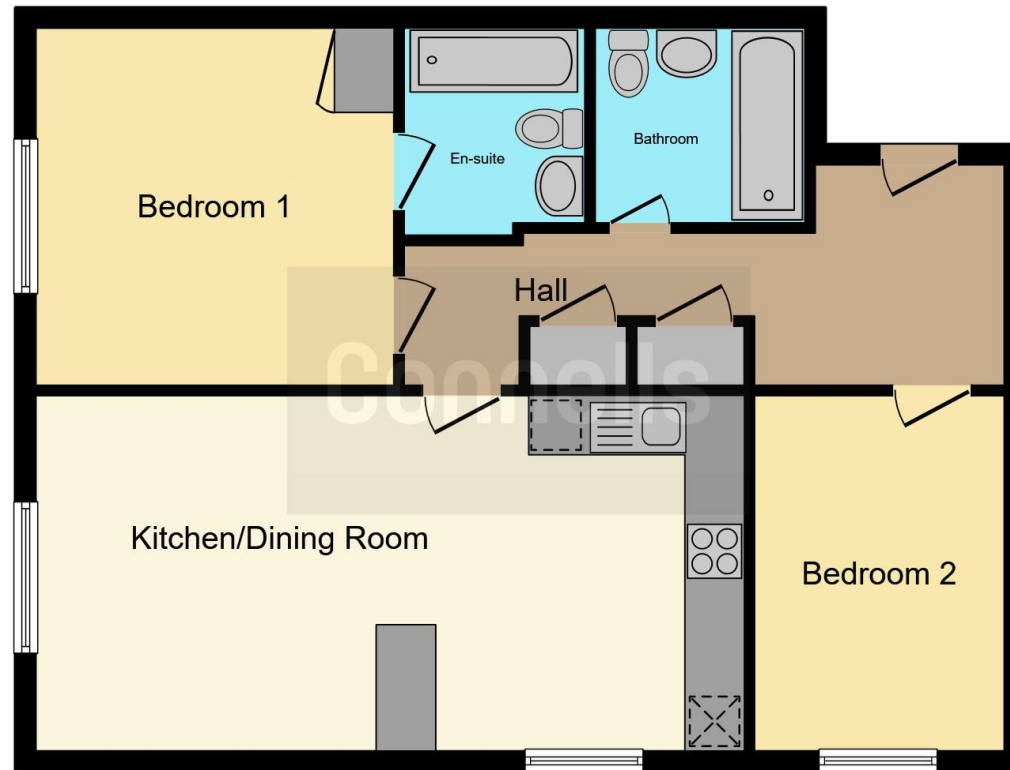
Outside

Communal Gardens and underground 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
 HITCHIN SG5 1AT

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 1500.00

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308056

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. 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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Property Ref: HIT308056 - 0004