



Connells

Harrison Court Harrison Close
Hitchin

Harrison Court Harrison Close Hitchin SG4 9SG

for sale
£395,000



Property Description

A unique two bedroom retirement home situated in a highly sought after central complex.

This property would benefit from some internal cosmetic updating but offers good sized living space on the ground floor including a lounge, separate dining room with access to the gardens, kitchen and cloakroom, upstairs can be found two well proportioned bedrooms and a bathroom.

Externally are the aforementioned well manicured communal gardens and allocated parking. This home is perfect for downsizers.

Entrance Porch

Provides access to Lounge

Lounge

13' 5" x 12' 3" (4.09m x 3.73m)

Double glazed window to the front aspect, heater, TV/Tele points and finished with fitted carpet.

Hallway

Stairs to first floor, heater and an understairs storage cupboard.

Kitchen

10' 4" x 6' 4" (3.15m x 1.93m)

Fitted kitchen comprising a range of wall and base units with space for washing machine, fridge, freezer, electric oven with gas hob and hood. Tiled splashbacks, stainless steel sink and drainer and double glazed window to the rear aspect.

Dining Room

10' 8" x 6' 8" (3.25m x 2.03m)

Double glazed window to rear, heater and carpet.

Shower Room

Three piece suite comprising shower cubicle, W/C and wash hand basin. Has heated towel rail.

Landing

Access to both bedrooms and a bathroom, heater and finished with fitted carpet.

Bedroom One

11' 3" plus wardrobe x 10' 1" (3.43m plus wardrobe x 3.07m)

Double glazed window to the front aspect, heater, fitted wardrobes and finished with carpet.

Bedroom Two

13' 5" x 7' 6" (4.09m x 2.29m)

Double glazed window, heater and finished with carpet.

Bathroom

Three piece suite comprising panel bath, W/C and a wash hand basin. This room has tiled walls, extractor and heated towel rail.

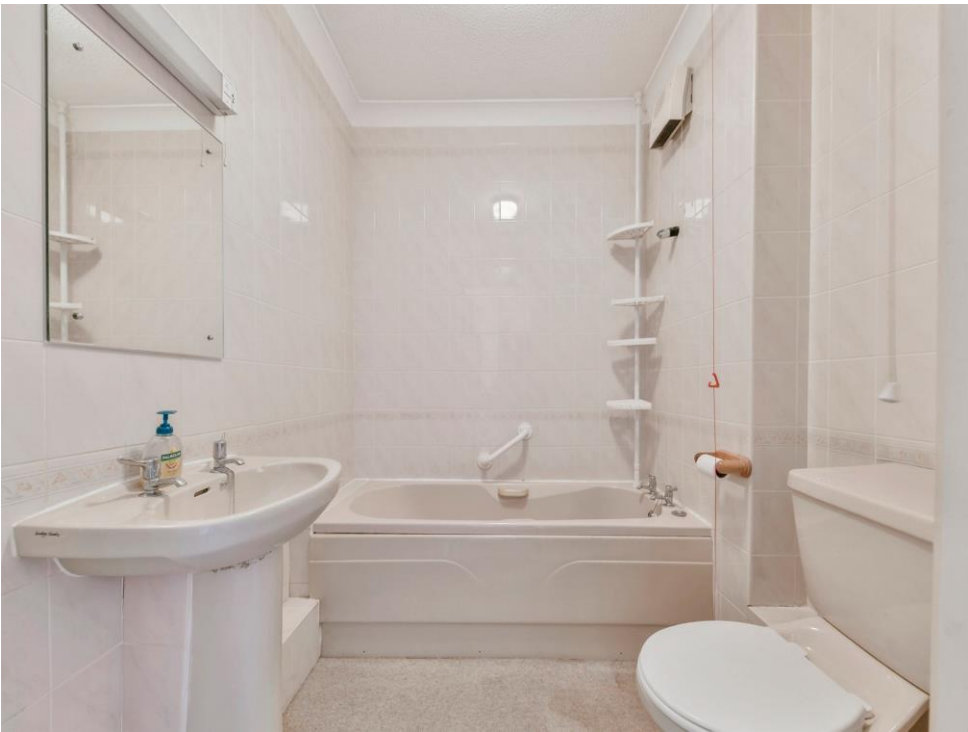
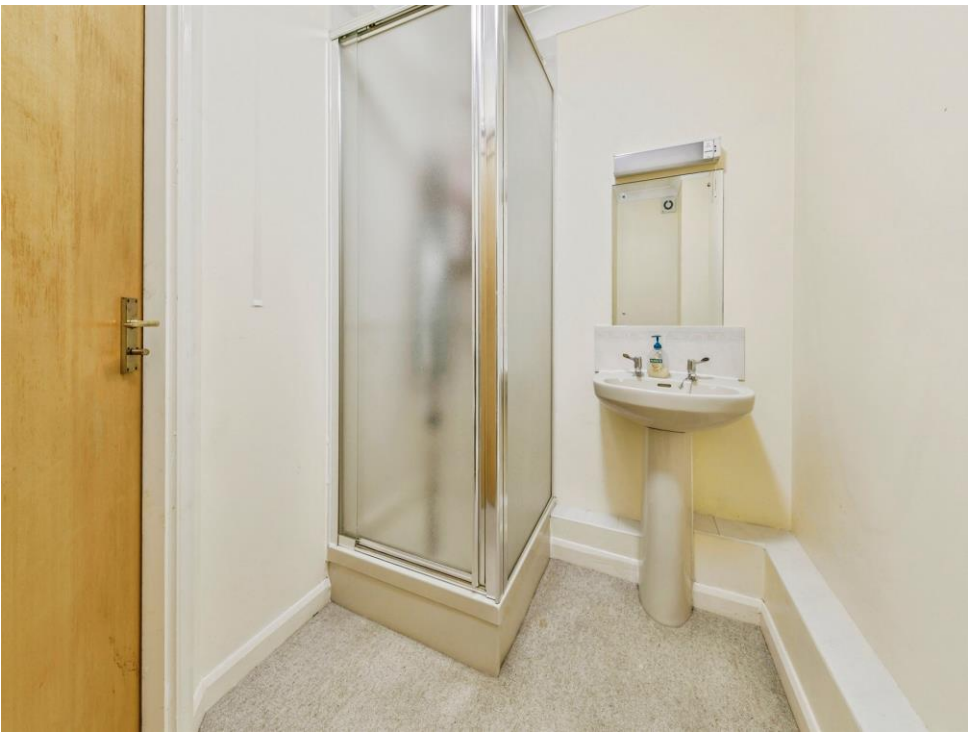
External

Private patio area, communal gardens and allocated parking.

Agent's Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.









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:
 Awaited

Council Tax
 Band: C

Service Charge: 409.00 Ground Rent:
 234.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308093

This is a Leasehold property with details as follows; Term of Lease 139 years from 25 Dec 1989. 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: HIT308093 - 0003