



Connells

Sharps Court Cooks Way
Hitchin

Sharps Court Cooks Way Hitchin SG4 0JG

for sale
£235,000



Property Description

Offered to the market on a chain-free basis is this well presented two bedroom ground floor apartment.

This home briefly comprises entrance hall, modern fitted kitchen that is open plan with the living area and doors to an outdoor patio, two well proportioned bedrooms and a family bathroom.

Sharps Court is a popular development in Hitchin located within walking distance of the town centre and train station making it an ideal purchase for first-time buyers. Hitchin mainline train station offers direct transport links into London and Cambridge. This home is also available under the shared ownership scheme 25% at a value of £58,750.

Ground Floor

Entrance Hall

Door to front, two storage areas and wood effect flooring.

Open Plan Living Space

20' 6" max x 11' 2" plus recess (6.25m max x 3.40m plus recess)

Lounge Area

Double glazed patio doors to front, TV and telephone points, wood effect flooring and electric heater.

Kitchen Area

Fully fitted kitchen with a range of wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, electric oven, hob with cooker hood over, space for washing machine and fridge/freezer and wood effect flooring.

Bedroom One

10' 8" x 8' 5" (3.25m x 2.57m)

Double glazed window to front aspect, built-in wardrobe and electric heater.

Bedroom Two

10' 3" x 7' 4" plus door recess (3.12m x 2.24m plus door recess)

Double glazed window to rear aspect and electric heater.

Bathroom

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

Outside

Patio Area

Doors leading to private patio area from the open plan living space.

Parking

Allocated parking.

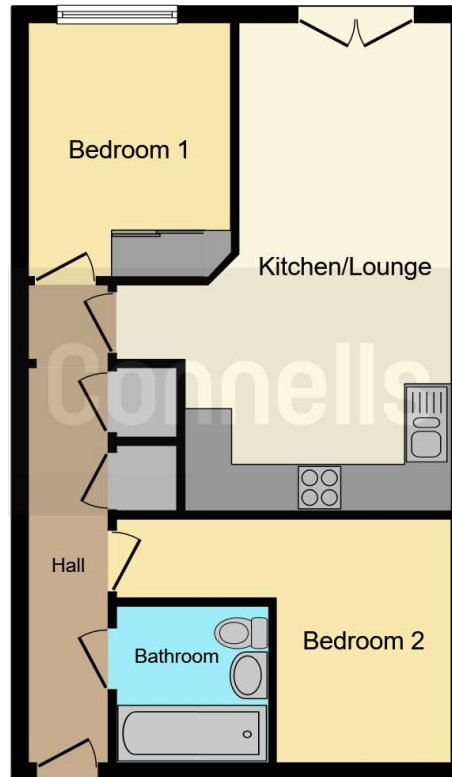
Communal Grounds

The patio area leads onto a large communal garden area.









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

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308153

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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