



**Connells**

Rosemary Lodge  
Whinbush Road  
Hitchin



# Rosemary Lodge Whinbush Road Hitchin SG5 1PF

for sale  
**£300,000**



## Property Description

This two bedroom apartment is offered chain-free and is ideally located within walking distance of both Hitchin town centre and the train station making this an ideal buy for commuters.

This home comprises an open plan kitchen/lounge with a Juliet balcony, two well proportioned bedrooms and a family bathroom. Externally, the property has communal garden areas and allocated parking. Viewings are advised!

## Entrance Hall

Door to front, large storage cupboard housing washing machine, wood flooring.

## Lounge

16' 1" x 9' 2" plus recess ( 4.90m x 2.79m plus recess )

Double glazed door to front leading to Juliet balcony, TV and telephone points, wood flooring and electric heater.

## Kitchen

8' 9" x 6' 8" ( 2.67m x 2.03m )

Fitted kitchen with a range of wall and base units, work surfaces with splashback, electric oven, hob with cooker hood over, integrated fridge/freezer and dishwasher, tiled flooring. Open to Lounge.



## Bedroom One

14' 7" x 9' 6" ( 4.45m x 2.90m )

Double glazed window to front aspect, built-in wardrobes, wood flooring and electric heater.

## Bedroom Two

14' 7" x 8' 10" ( 4.45m x 2.69m )

Double glazed window to front aspect, wood flooring and electric heater.

## Bathroom

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

## Outside

## Parking

Underground allocated parking space.



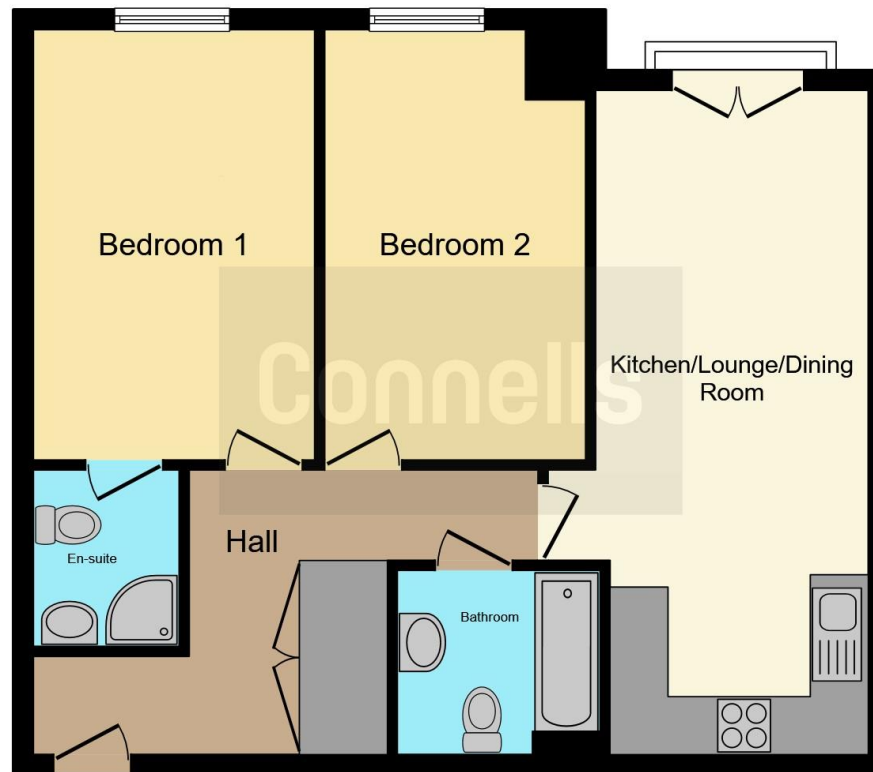












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

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14 High Street  
 HITCHIN SG5 1AT

EPC Rating: B

Council Tax  
 Band: C

Service Charge:  
 2000.00

Ground Rent:  
 400.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HIT307995](http://connells.co.uk/Property/HIT307995)**

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

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