



Connells

Priory Court
Hitchin



Property Description

Offered to the market is this fantastic one bedroom flat situated within walking distance of both Hitchin Mainline Train Station and the Town Centre.

The property has been beautifully updated by its current owner and now benefits from a modern fitted kitchen with integrated appliances, a large reception/diner, double bedroom and a tiled bathroom.

This home is move-in ready and benefits from an extended lease making it suitable for downsizers, first-time buyers or investors. Viewing is highly recommended.

Entrance Hall

Door to front, cupboard housing washer/dryer, wood effect flooring and radiator.

Lounge

15' 11" x 10' 11" (4.85m x 3.33m)

Double glazed window to front aspect, wood flooring and radiator.

Kitchen

10' 10" x 9' (3.30m x 2.74m)

Fully fitted kitchen with double glazed window to rear aspect, a range of wall and base units, work surfaces with tiled splashback, stainless sink and drainer, electric oven, hob with cooker hood over, integrated fridge/freezer and dishwasher, new boiler and radiator.

Bedroom

12' 2" x 10' 11" (3.71m x 3.33m)

Double glazed window to front aspect and radiator.

Bathroom

Double glazed window to rear aspect, wash hand basin, panelled bath with shower over, WC, extractor fan, partly tiled, tiled flooring and heated towel rail.

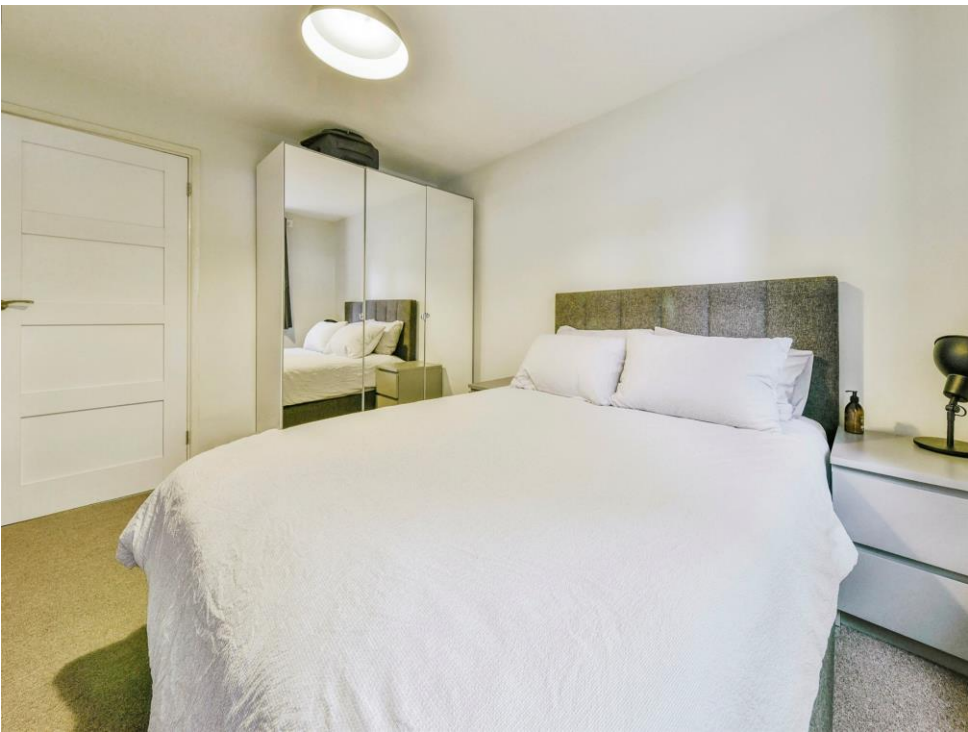
Communal Grounds

Well maintained lawned communal grounds.

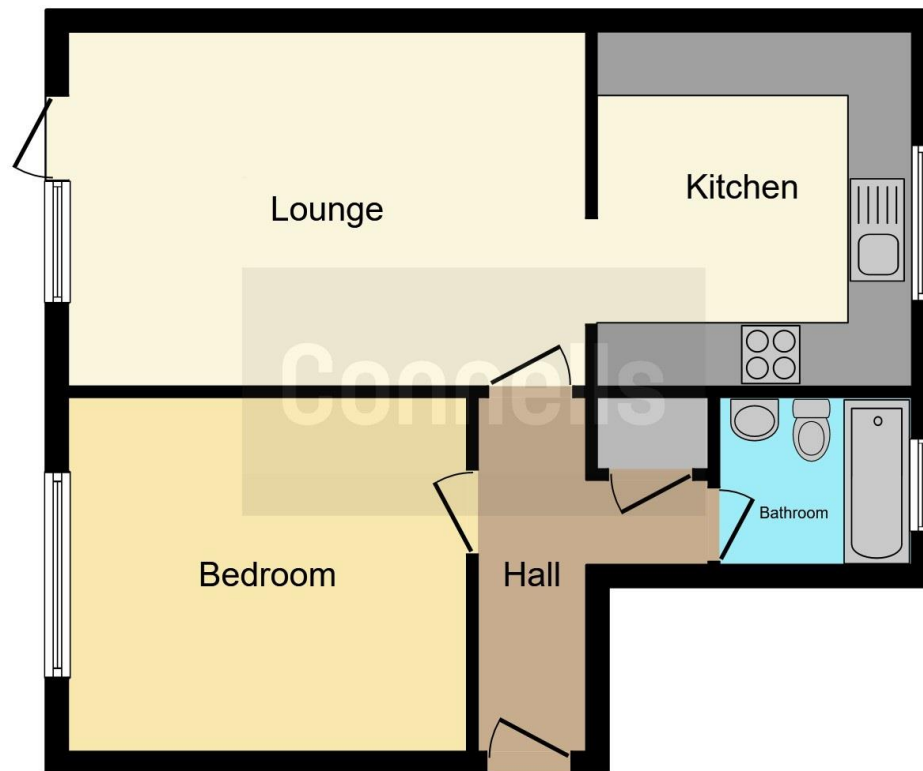
Parking

On-street parking available.









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: C

Council Tax
 Band: B

Service Charge:
 1945.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308219

This is a Leasehold property with details as follows; Term of Lease 150 years from 05 Apr 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.

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: HIT308219 - 0003