



Connells

Sharps Court Cooks Way
Hitchin

Sharps Court Cooks Way Hitchin SG4 0JG

for sale
£200,000



Property Description

Situated a stone's throw from Hitchin's mainline train station is the excellent two bedroom ground floor apartment.

The property comprises entrance hall, large open plan kitchen/reception, two well proportioned bedrooms and a family bathroom. Further benefits include communal grounds, one allocated parking space and permitted visitor parking.

Hitchin town centre is within waking distance and offers an array of local shops, restaurants and more. This home is an ideal purchase for first-time buyers and offers fantastic transport links into London and Cambridge via the Great Northern Line and the A1(M).

Entrance Hall

Door to front, built-in storage cupboard and wood effect flooring.

Open Plan Living Space

19' 7" x 11' 2" plus recess (5.97m x 3.40m plus recess)

Large open plan kitchen / lounge/ diner.

Kitchen Area

Double glazed window to side aspect, a range of wall and base units, work surfaces with tiled splashback, electric oven, hob with cooker hood over, space for fridge/freezer, washing machine and dishwasher, and wood effect flooring.

Lounge Area

Double glazed window to front aspect, TV and telephone points, wood effect flooring and two electric heaters.

Bedroom One

10' 6" plus recess x 9' 7" (3.20m plus recess x 2.92m)

Double glazed window to front aspect, fitted wardrobe and electric heater.

Bedroom Two

9' 8" x 7' 5" (2.95m x 2.26m)

Double glazed window to front aspect and electric heater.

Bathroom

Wash hand basin with mixer tap, panelled bath with shower attachment, partly tiled, WC and extractor fan.

Outside

Communal Gardens

Communal green areas.

Parking

One allocated parking space and visitor permit bays.









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: C

Council Tax
 Band: B

Service Charge:
 1075.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308190

This is a Leasehold property with details as follows; Term of Lease 200 years from 01 Jan 2007. 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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