



Connells

Morello Gardens
Hitchin



Property Description

A stunning ground floor apartment situated in this modern built complex on Stevenage Road. The accommodation is a fantastic size throughout and comprises of a spacious lounge/diner, modern fitted kitchen, master bedroom with an en-suite, second double bedroom and a family bathroom. Morello Gardens is a centrally located development and is ideally located within walking distance of both the town centre and train station whilst also offering easy access to the A1(M). Further benefits include allocated parking, communal grounds and a long lease.

Hitchin's popularity has much to do with its excellent location, schooling and transport links. Regular train services run to London Kings Cross in just 28 minutes, Cambridge in 33 minutes, and Stevenage in 5 minutes. By car, Hitchin is just two miles from the A1(M) and only 10 miles from the M1. You'll be well situated for international travel too. Luton airport is just 9 miles (16 minutes) away, Stansted 34 miles (53 minutes), and Heathrow 42 miles (50 minutes).

Hitchin's bustling restaurant scene is a foodie's delight. You'll find the finest seafood alongside authentic Japanese, Mexican street food, afternoon tea in cosy cafes, locally brewed ales in characterful pubs, and of course all your favourite high street restaurants.

Entrance Porch

Secure communal entrance.

Entrance Hall

Door to front aspect, entry phone system, laminate flooring, airing cupboard and radiator.

Lounge

16' 8" x 13' 1" Max (5.08m x 3.99m Max)

Double glazed window to side aspect and French doors, telephone and TV points, laminate flooring and two radiators.

Kitchen

13' 10" Max x 6' 7" (4.22m Max x 2.01m)

Double glazed window to front aspect, fully fitted kitchen comprising wall and base units, one and a half bowl stainless steel sink and drainer, work surfaces with splashback tiling, electric oven, gas hob with cooker hood over, integrated washing machine, space for fridge freezer, central heating boiler and radiator.

Bedroom One

11' 8" x 11' 6" (3.56m x 3.51m)

Double glazed window to side aspect, fitted wardrobes, telephone and TV points and radiator.

En-Suite

Double glazed window to rear aspect, wash hand basin, shower cubicle, WC, extractor fan, partly tiled and heated towel rail.

Bedroom Two

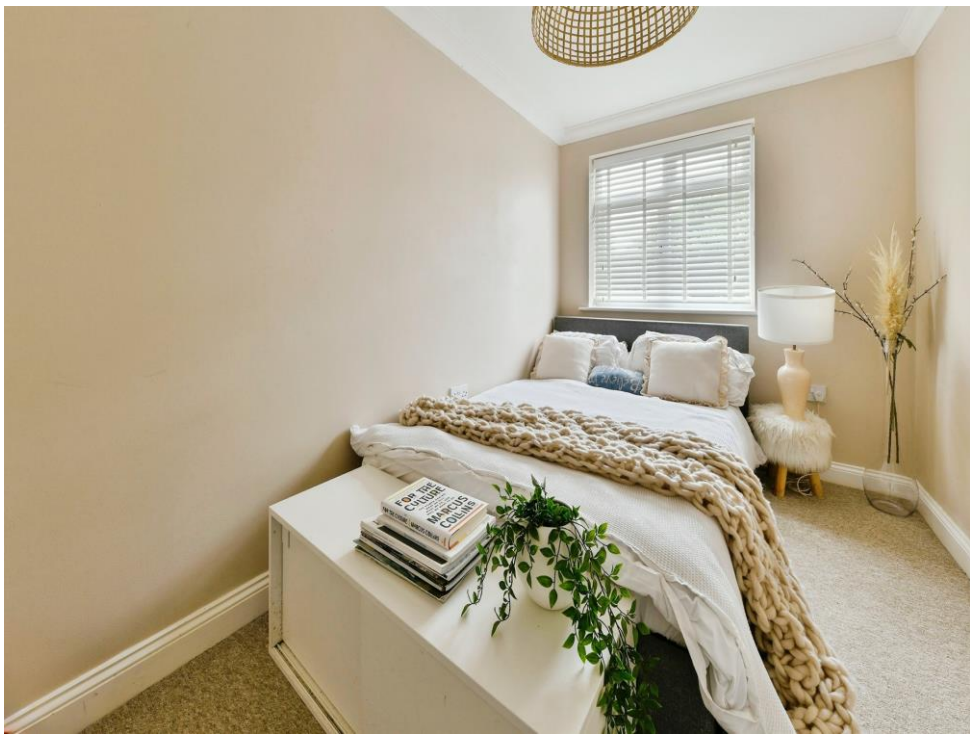
11' 8" x 7' (3.56m x 2.13m)

Double glazed window to side aspect, telephone point and radiator.

Bathroom

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









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: D

Service Charge:
 2503.20

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT307860

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002. 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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