



**Connells**

Woodcote House Queen Street  
Hitchin



## Property Description

Offered to the market chain free is this beautifully presented three bedroom duplex flat that is situated a stone's throw from Hitchin town centre and the mainline train station. The second floor features a large contemporary kitchen opening out to a private balcony. On the first floor, there is a modern living/dining room, a family bathroom and two well proportioned bedrooms as well as a third room which could be used a third bedroom or further study space.

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

External stairs to second floor.

## Second Floor

### Kitchen

15' 11" x 10' 5" max ( 4.85m x 3.17m max )  
Fully fitted kitchen with double glazed window and door to the front. A range of wall and base units, work surfaces with tiled splashback, sink and drainer, integrated appliances including dishwasher, electric oven and hob with cooker hood over. Space for fridge/freezer and plumbing for washing machine. Spotlights, tiled flooring and radiator. Double glazed window and French doors leading to balcony to the rear. Stairs from first floor.

## First Floor

### Inner Hall

Understairs cupboard, doors to all first floor accommodation and wood effect flooring.

### Lounge

12' 8" max x 11' 1" max ( 3.86m max x 3.38m max )

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

### Bedroom One

11' x 10' ( 3.35m x 3.05m )

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

### Bedroom Two

11' x 7' 1" ( 3.35m x 2.16m )

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

### Bedroom Three

11' x 6' 9" ( 3.35m x 2.06m )

Double glazed window to rear aspect, wood effect flooring and radiator. Restricted headroom to side.

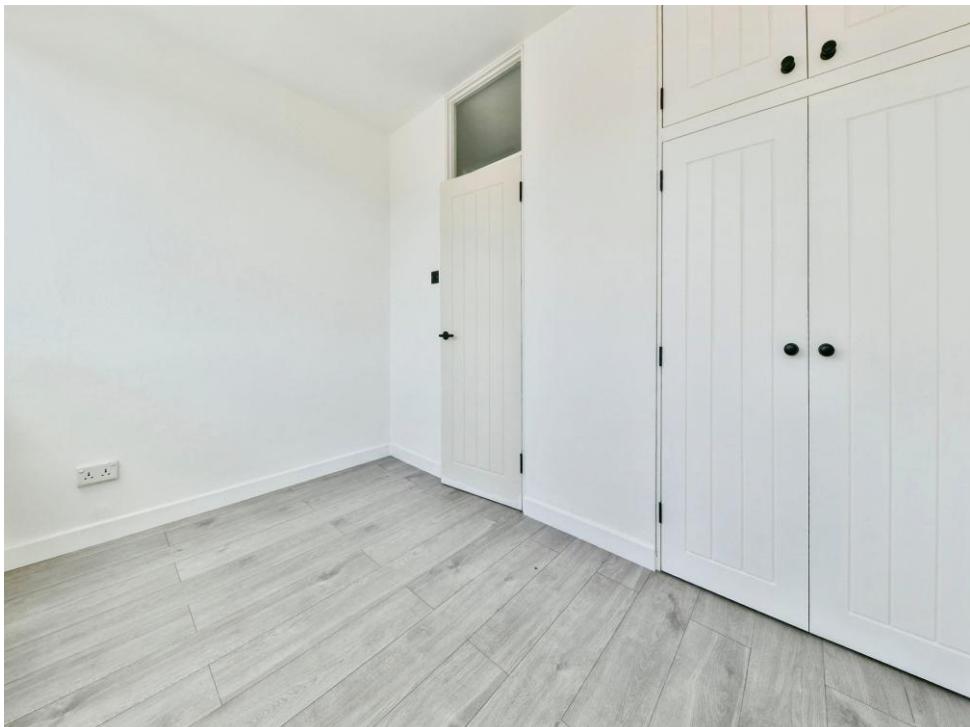
### Bathroom

Fully tiled bathroom with wash hand basin and vanity, bath with shower over, WC, extractor fan, tiled flooring and heated towel rail.

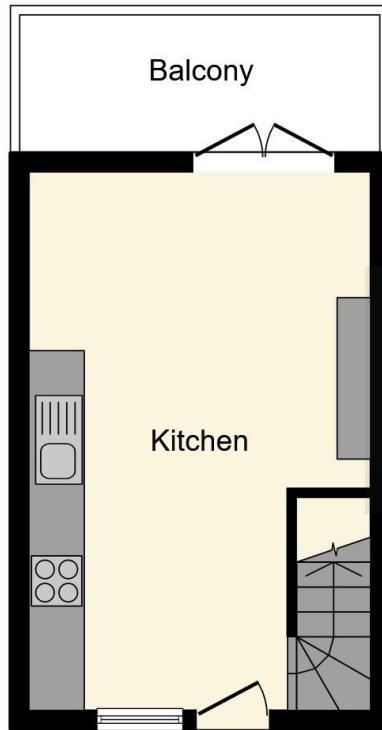
### Parking

Free permit parking in communal spaces can be requested from the management company.









**Second Floor**



**First Floor**

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: C  
 Council Tax  
 Band: B

Service Charge:  
 2106.48

Ground Rent:  
 10.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2003. 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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