



Connells

Maples Court Bedford Road
Hitchin

Maples Court Bedford Road Hitchin SG5 1HF

for sale
£325,000



Property Description

Offered to the market in excellent condition is this chain free, two bedroom first floor apartment situated in this popular development on Bedford Road. The property has been recently refurbished and has a modern fitted kitchen with a breakfast bar and a spacious living area as well as two well proportioned bedrooms and a modern shower room.

The development benefits from a communal lounge and facilities as well as being warden controlled and having a care alarm system. Outside, there are communal grounds and parking.

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 Hall

Door to front, storage cupboard housing tank and electric heater.

Open Plan Living Space

24' 10" x 11' 2" (7.57m x 3.40m)

Lounge Area

Double glazed window to front aspect, electric fireplace, TV and telephone points and electric heater. Open to Kitchen.

Kitchen Area

Fully fitted kitchen with a range of wall and base units, breakfast bar, work surfaces with tiled splashback, stainless steel sink and drainer, integrated appliances including electric oven, hob with cooker hood over, fridge/freezer and dishwasher, and tiled flooring. Open to Lounge.

Bedroom One

15' 9" into wardrobes x 9' 3" (4.80m into wardrobes x 2.82m)

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

Bedroom Two

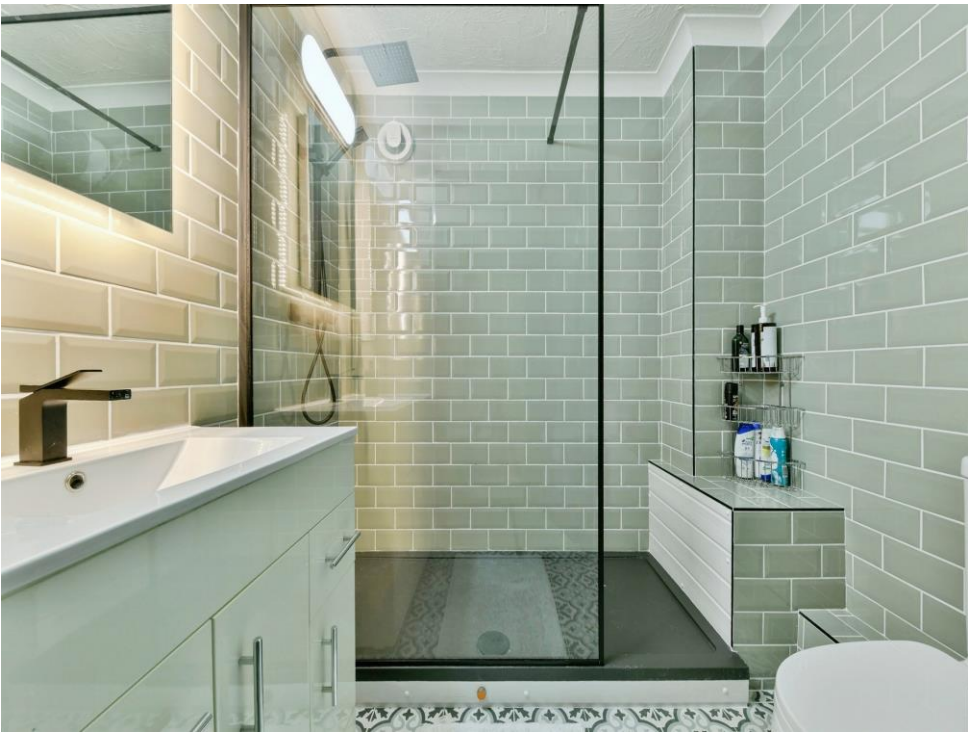
15' 1" x 7' 11" (4.60m x 2.41m)

Double glazed window to front aspect and electric heater.

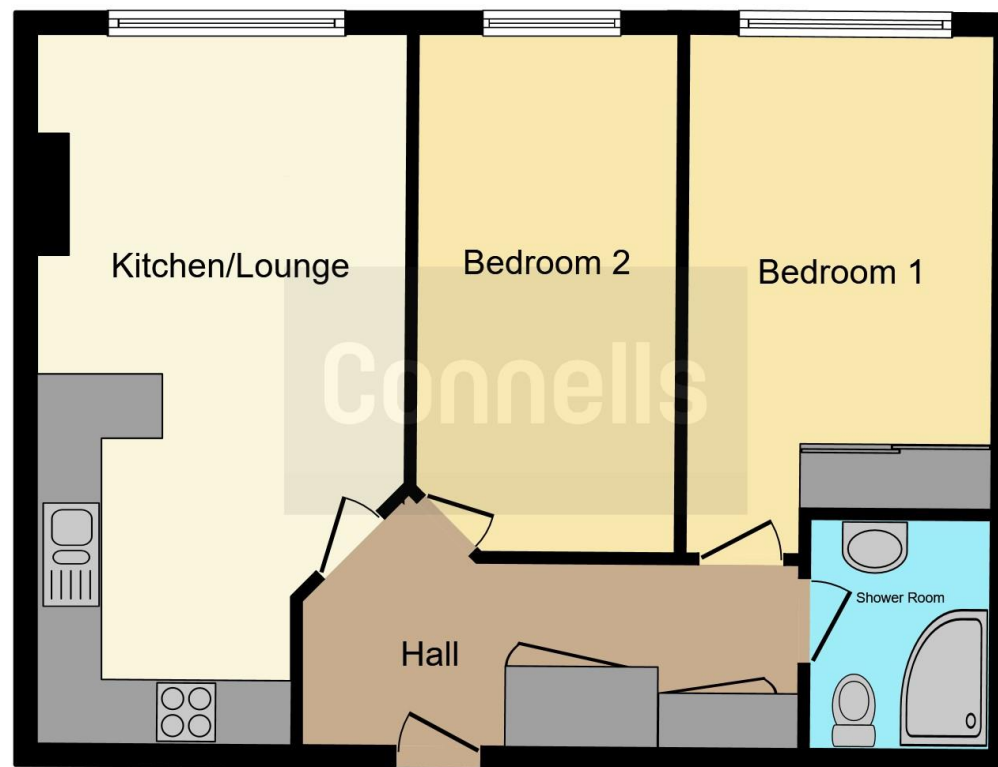
Bathroom

Fully tiled with wash hand basin with mixer tap and vanity, wall-lit mirror, walk-in shower with glass screen, WC, extractor fan, shaver points 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:
 3500.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308252

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 1992. 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.



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