



Connells

Chancery Place Old Park Road
Hitchin

Chancery Place Old Park Road Hitchin SG5 2ED

for sale
£285,000



Property Description

A stunning two bedroom upper floor apartment situated in a prime location just steps from Hitchin's vibrant town centre.

The internal accommodation is beautifully presented by the current vendor and features open plan living, good size bedroom space and a smartly fitted bathroom.

Chancery Place also benefits from well tended communal areas and allocated parking. A must view for a first-time buyer or investor.

Communal Entrance

Secure communal entrance with stairs leading to the first floor.

Entrance Hall

Door to front, wood effect flooring, one storage and utility cupboard housing washer dryer.

Open Plan Living Space

14' 1" x 13' 3" (4.29m x 4.04m)

Kitchen Area

Fully fitted kitchen with a range of wall and base units, work surfaces with splashback, stainless steel sink and drainer, electric oven, induction hob with cooker hood over, integrated fridge/freezer and dishwasher, spotlights and wood effect flooring.

Lounge Area

Three double glazed windows to rear and one to side aspect, TV and telephone points, spotlights, wood effect flooring and electric radiator.

Bedroom One

9' 11" x 9' 2" (3.02m x 2.79m)

Double glazed window to rear aspect, built-in wardrobe, TV point and electric radiator.

Bedroom Two

9' 6" x 8' 5" max (irregular shape) (2.90m x 2.57m max (irregular shape))

Double glazed window to rear aspect, built-in wardrobe, spotlights and electric radiator.

Bathroom

Wash hand basin, bath with shower over, WC, extractor fan, partly tiled, spotlights, heated towel rail and tiled flooring.

Outside

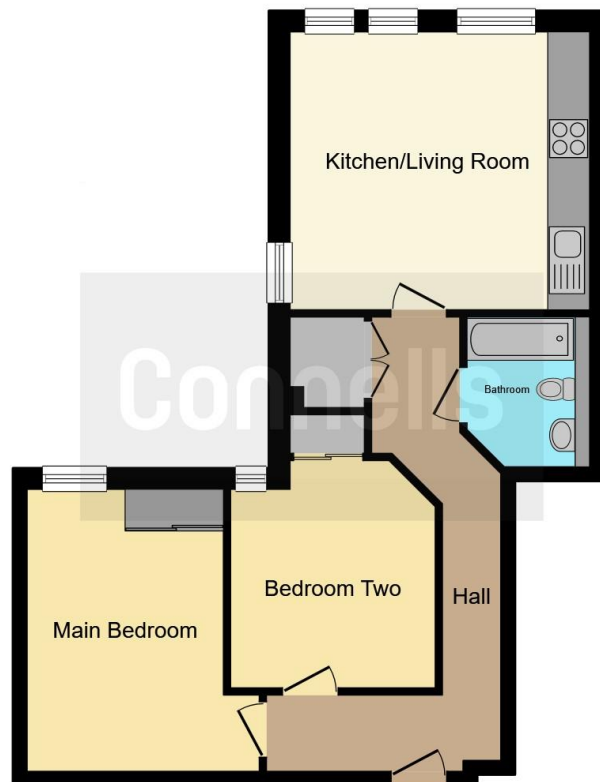
Parking

Allocated parking.









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: D

Council Tax
 Band: B

Service Charge:
 1792.94

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308255

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2018. 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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