



Connells

Archers Court Elmside Walk
Hitchin

Archers Court Elmside Walk Hitchin SG5 1HB

for sale offers over
£200,000



Property Description

Offered to the market is this delightful one bedroom ground floor apartment in the popular Archers Court assisted living development.

The property has a large double bedroom, modern wet room with disabled/elderly handles and support, and an open plan kitchen/reception with doors out to the communal gardens. The property has been well presented throughout, benefiting from integrated appliances in the kitchen, electric storage heaters and a fitted carpet in most of the rooms.

The Archers Court development itself has on site staff, emergency cords in each room, a communal entertainment room and stunning communal gardens. Furthermore it is within walking distance of Hitchin Town Centre and Waitrose.

Ground Floor

Entrance Hall

Door to front and storage area.

Open Plan Living Space

19' 1" x 14' 5" (5.82m x 4.39m)

Lounge Area

Open to kitchen. Double glazed door leading to communal grounds and two storage heaters.

Kitchen Area

Fully fitted kitchen with double glazed window to rear aspect, a range of wall and base units, work surfaces with tiled splashbacks, double electric oven, electric hob with cooker hood over, space for fridge/freezer and dishwasher.

Bedroom

12' 5" x 11' 10" (3.78m x 3.61m)

Double glazed window to rear aspect and storage heater.

Wet Room

Wash hand basin, shower, WC, partly tiled and shaver point.

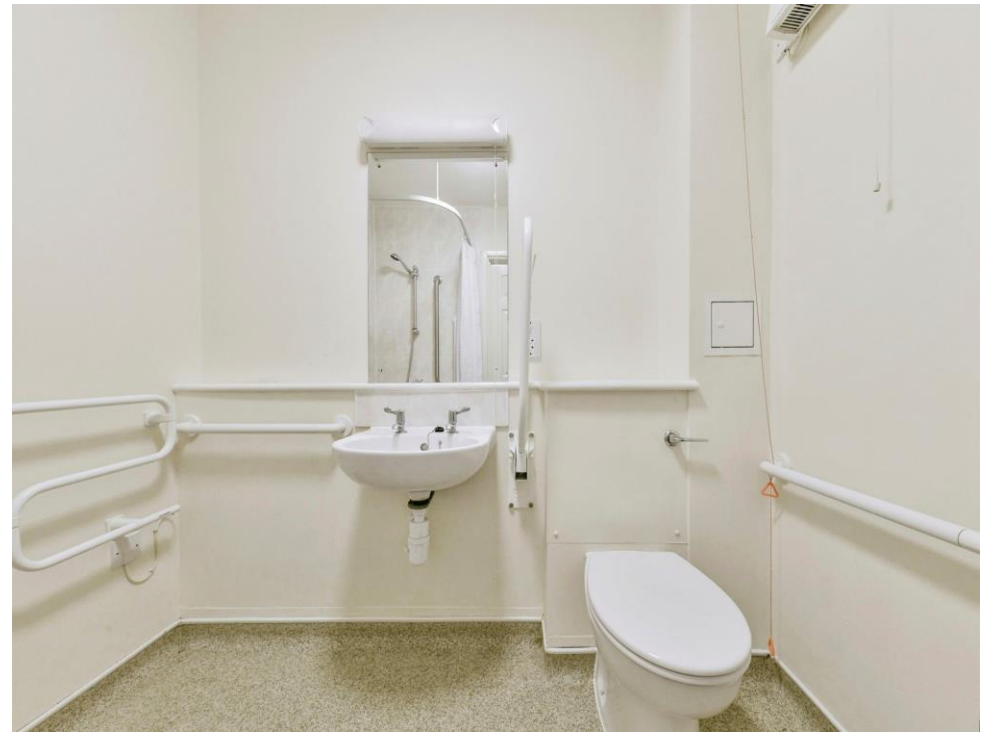
Communal Grounds

Lovely well kept communal grounds.

Parking

Residents 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

T 01462 437 666
E hitchin@connells.co.uk

14 High Street
 HITCHIN SG5 1AT

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 8903.16

Ground Rent:
 449.82

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308285

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2008. 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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