



Connells

Allwoods Place
Hitchin



Property Description

Offered to the market on a chain-free basis is this stunning two bedroom first floor apartment. The property comprises entrance hall, an open plan kitchen/reception, large balcony, main bedroom with en suite bathroom, second double bedroom and a family bathroom. This home is in fantastic condition and is ideally located within walking distance of both the town centre and train station making it a perfect purchase for first-time buyers.

Hitchin's popularity has much to do with its excellent location, close proximity to local Schools 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, Turkish, afternoon tea in cosy cafes, locally brewed ales in characterful pubs, and of course all your favourite high street restaurants.

Secure Communal Entrance

Secure communal entrance with stairs leading to first floor.

Entrance Hall

Double built-in cupboard with plumbing, entry phone, wood effect flooring and radiator.

Open Plan Living Space

21' 5" x 11' 1" (6.53m x 3.38m)

Lounge Area

TV and telephone points, wood effect flooring and radiator. French doors to side leading to full length balcony.

Kitchen Diner

Fully fitted kitchen with double glazed window to side aspect, a range of wall and base units, one and a half bowl stainless steel sink and drainer, work surfaces with matching splashback, integrated appliances including fridge/freezer, dishwasher, electric oven, gas hob with cooker hood over and wood effect flooring.

Bedroom One

9' 7" max x 8' 6" plus recess (2.92m max x 2.59m plus recess)

Double glazed floor to ceiling window to rear aspect, built-in wardrobe, TV and telephone points and radiator.

En Suite

Wash hand basin, double shower cubicle, WC, extractor fan, shaver point, wood effect flooring and heated towel rail.

Bedroom Two

11' 1" x 9' 6" (3.38m x 2.90m)

Double glazed floor to ceiling window to rear aspect, TV and telephone points and radiator.

Bathroom

Wash hand basin, bath with shower over, WC, extractor fan, shaver point, partly tiled, wood effect flooring and heated towel rail.

Outside

Secure bike storage.

Parking

Allocated parking space and visitors parking.

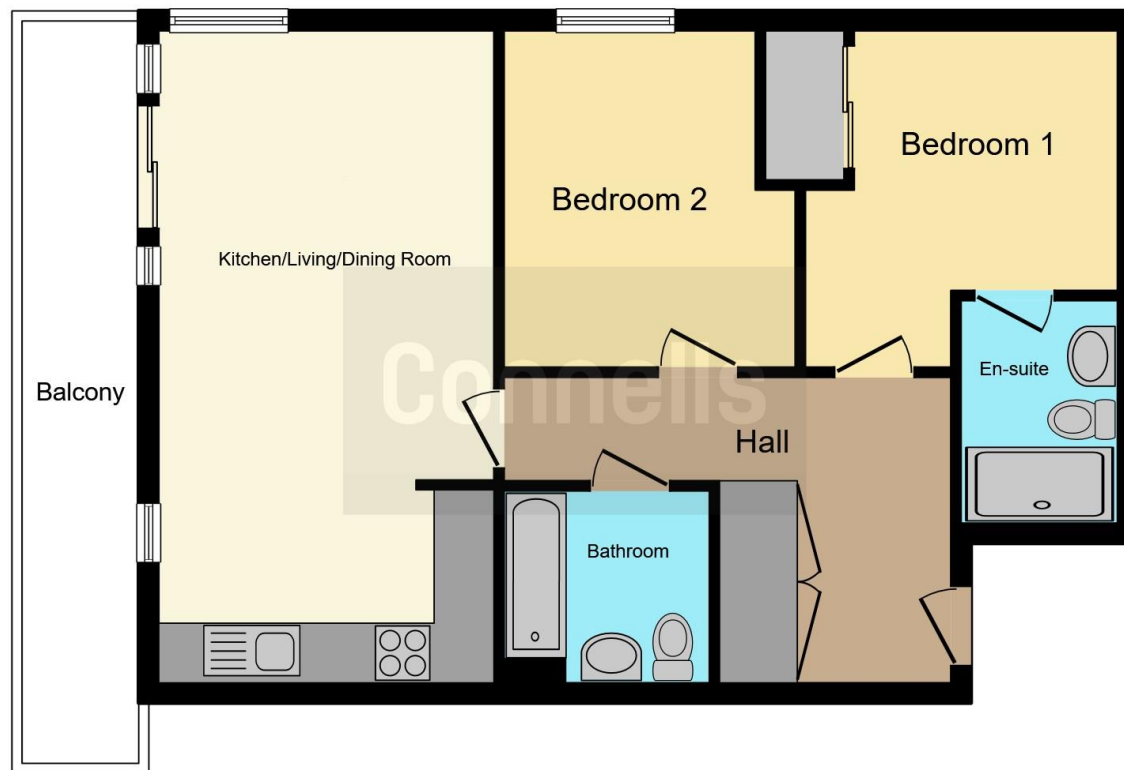
Communal Grounds

Landscaped communal gardens with various trees and shrubs.









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: B

Council Tax
 Band: B

Service Charge:
 3200.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308289

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. 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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