



The Maples Hitchin SG4 9HA

for sale offers in excess of
£275,000



Property Description

The Maples, a quiet, well-maintained development set in beautifully manicured gardens with plentiful parking, attracts young professionals, families and retirees alike. It is ideally situated within walking distance to the town, train station, local amenities and a bus service, while also offering easy access to the A1(M).

This lovely apartment has central heating, a lounge leading out to a balcony, a fitted kitchen/diner, tiled bathroom, 2 double bedrooms, a large hall cupboard, a ground floor storage room and a garage en bloc. The communal grounds are exceptionally well maintained and the property benefits from an extended lease!

Ground Floor

Secure Communal Entrance

Secure communal entrance with buzzer system and stairs leading to first floor. Storage room.

First Floor

Entrance Hall

Door to front. Walk-in storage/coat cupboard with light.

Lounge

16' 7" x 10' 11" (5.05m x 3.33m)

Double glazed door leading to balcony, TV and telephone points.

Kitchen / Diner

12' 4" x 9' 9" (3.76m x 2.97m)

Double glazed windows to rear aspect, a range of wall and base units, work surfaces with tiled splashback, sink and drainer, electric oven, hob with cooker hood over, built-in fridge, freezer, space for dishwasher and washing machine, and radiator. Wall units have under unit lighting.

Bedroom One

12' 9" x 10' 4" (3.89m x 3.15m)

Double glazed window to front aspect, fitted wardrobes and radiator.

Bedroom Two

11' 11" x 9' 6" (3.63m x 2.90m)

Double glazed window to rear aspect and radiator.

Bathroom

Double glazed windows to rear aspect, wash hand basin with vanity, bath with overhead shower, WC, floor to ceiling tiling, airing cupboard and heated towel rail.

Outside

Communal Grounds

Beautifully maintained communal gardens, including an allotment area, and plenty of private resident and visitor parking.

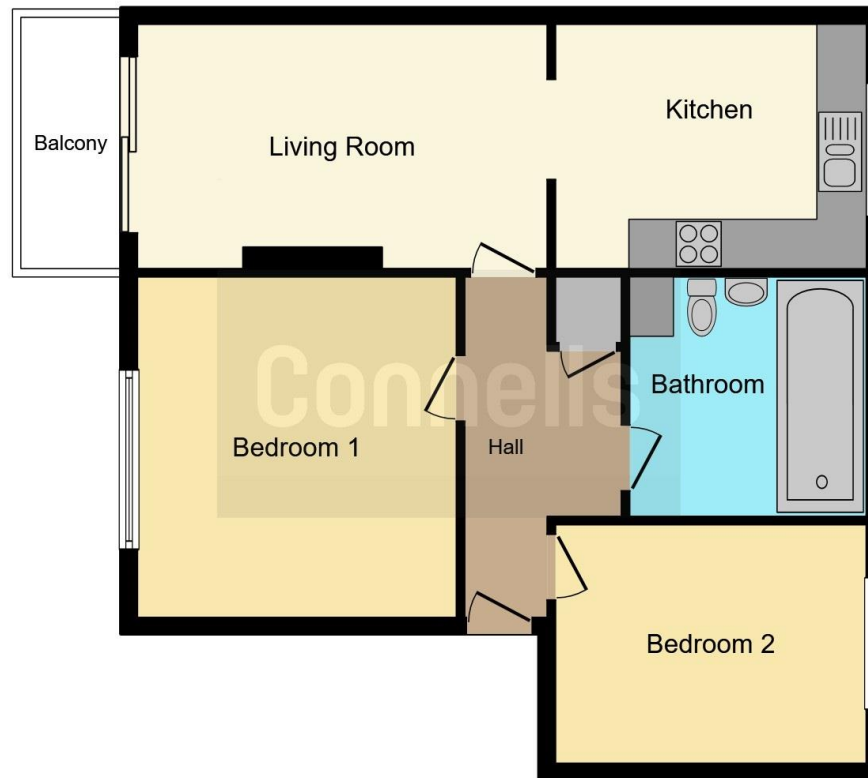
Garage En Bloc

Garage en bloc with up and over door.









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

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14 High Street
 HITCHIN SG5 1AT

EPC Rating: C

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308156

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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