



Connells

Johnson Place Walsworth Road
Hitchin

Johnson Place Walsworth Road Hitchin SG4 9FJ

for sale guide price
£200,000



Property Description

Offered to the market is this chain-free spacious one bedroom ground floor apartment situated in the heart of Hitchin and almost opposite the train station. The property comprises a large open plan living space with doors onto the communal gardens, a generously sized bedroom with built-in wardrobe and a bathroom. The property is well presented throughout.

This stunning property benefits from a sense of privacy as it is situated completely on its own in the development and offers direct access on to a garden which, while communal, would only be used by the owner. Viewing is highly recommended.

Entrance Hall

Door to front, secure entry phone, two storage cupboards housing boiler and fuse box, laminate flooring and electric radiator.

Open Plan Living Space

22' 5" x 14' 7" (6.83m x 4.45m)

Lounge Area

Two double glazed windows to rear aspect, double glazed sliding door to rear, laminate flooring and two electric radiators.

Kitchen

Fully fitted kitchen with a range of wall and base units, work surfaces with splashback, electric oven and hob with cooker hood over, stainless steel sink and drainer, space for fridge/freezer and washing machine.

Bedroom

15' x 14' 4" (4.57m x 4.37m)

Double glazed window to side aspect, built-in wardrobe, TV and internet points and electric radiator.

Bathroom

7' 3" x 6' 2" (2.21m x 1.88m)

Wash hand basin, wall-mounted light above mirror with shaver point, bath with shower over, WC, extractor fan, partly tiled, laminate flooring and wall-mounted electric heater.

Outside

Communal Garden

Patio area leading to small communal garden.

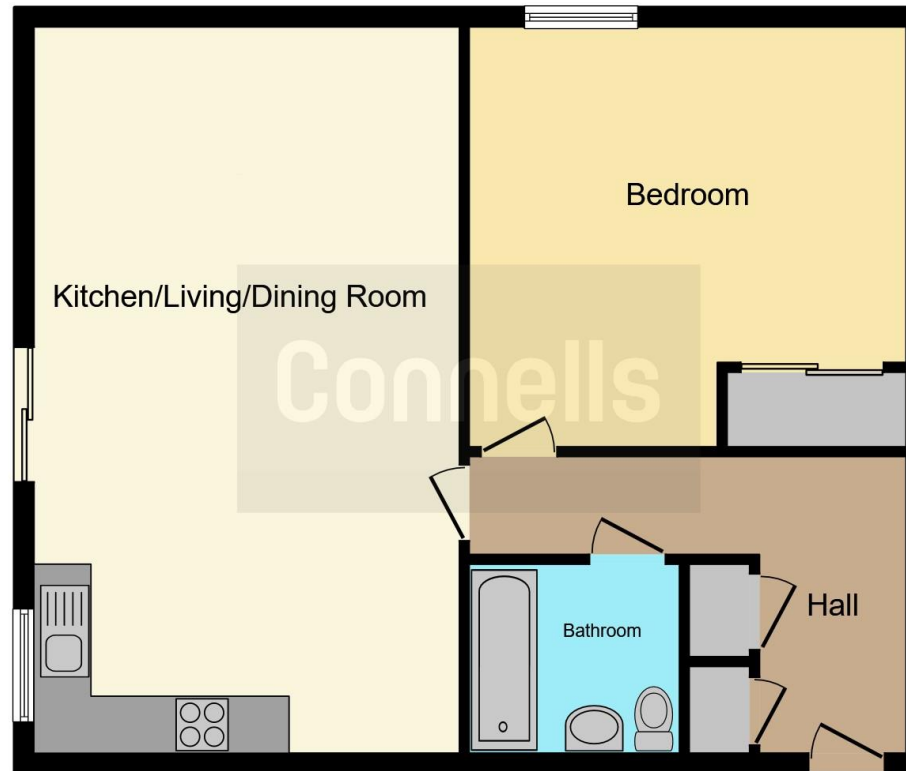
Parking

Allocated parking for one vehicle.









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:
 1850.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308287

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

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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIT308287 - 0004