





Property Description

A one bedroom retirement flat perfectly located in Hitchin town centre. This property is situated on the upper floor with lift access and briefly comprises entrance hall, lounge with Juliet balcony, kitchen, double bedroom and bathroom. On site there are communal areas and a manager as well as residents and visitors parking. This home is being offered to the market CHAIN FREE.

Hitchin's popularity has much to do with its excellent location 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.

Communal Entrance

Secure communal entrance.

Entrance Hall

Door to front, storage cupboard and wood flooring.

Lounge

12' 2" x 10' 5" (3.71m x 3.17m)

Double glazed patio doors to front leading to Juliet balcony, TV and telephone points, storage heater and wood flooring.

Kitchen

7' 10" x 7' 4" (2.39m x 2.24m)

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

Bedroom

9' 9" x 8' 9" (2.97m x 2.67m)

Double glazed window to front aspect, fitted wardrobes, wood flooring and storage heater.

Bathroom

Wash hand basin, walk-in shower cubicle, WC, extractor fan, wood flooring and heated towel rail.

Outside

Communal Gardens

Well maintained communal grounds.

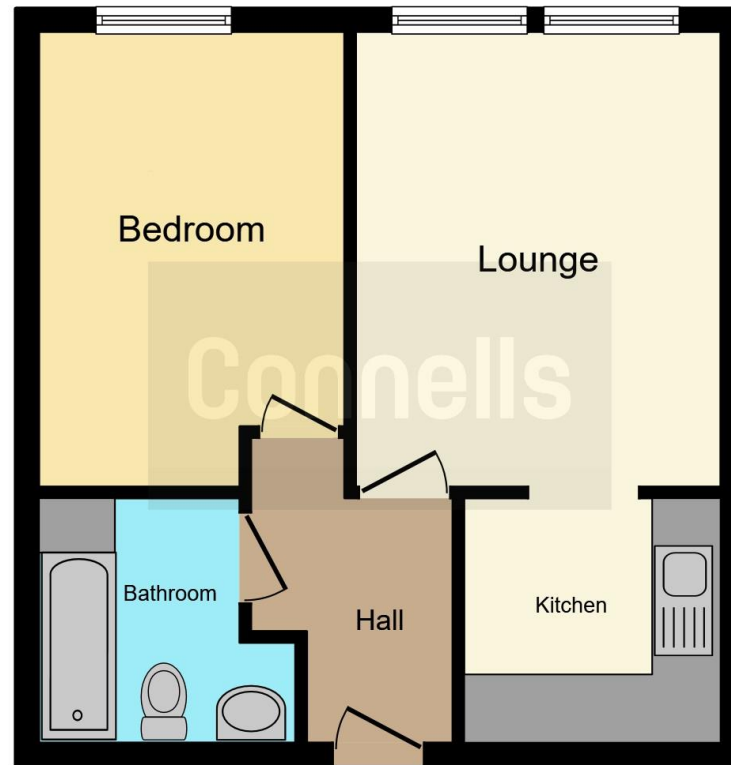
Parking

Parking on a permit basis and visitors 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: C Council Tax
 Band: B

Service Charge: 200.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308309

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1987. 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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