



Connells

Grove House Cadwell Lane
Hitchin



Property Description

****An ideal first step on the property ladder****
This excellent first floor flat is situated on this popular modern development within walking distance of the railway station and local amenities.

Featuring a large lounge, separate kitchen, bathroom, double bedroom with built-in wardrobes and the added benefit of gated residents parking, this would make an excellent purchase for a commuter or first-time buyer.

Communal Entrance

Secure communal entrance with phone entry. Stairs to all floor.

Entrance Hall

Door to front, storage cupboard housing water tank, wood flooring and electric heater.

Lounge

13' 7" x 12' 3" (4.14m x 3.73m)

Double glazed bay window to rear aspect, storage cupboard, TV point and electric storage heater.

Kitchen

11' x 5' 9" (3.35m x 1.75m)

Double glazed window to side aspect, work surfaces with splashback, space for fridge/freezer and washing machine, electric oven and wooden flooring.



Bedroom

11' 2" into wardrobe x 10' 5" (3.40m into wardrobe x 3.17m)

Double glazed window to rear aspect and electric heater.

Bathroom

Wash hand basin, bath, WC, extractor fan, partly tiled.

Outside

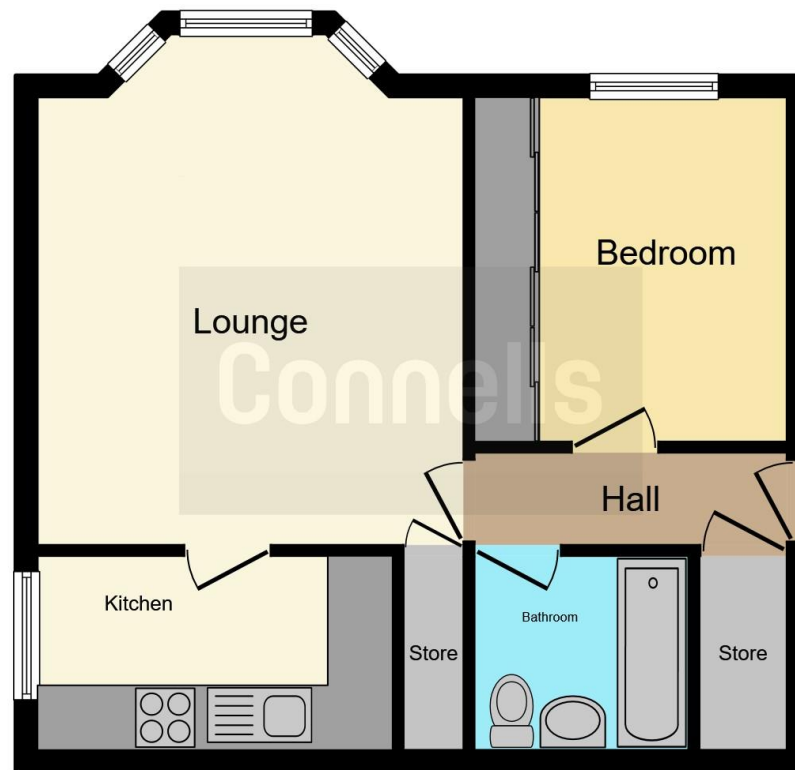
Parking

Secure gated 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

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14 High Street
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EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308269

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1990. 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.



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