



Connells

Sanders Place Walsworth Road
Hitchin

Sanders Place Walsworth Road Hitchin SG4 9SY

for sale guide price
£215,000



Property Description

Offered to the market on a chain-free basis is this lovely upper floor one bedroom apartment located within a gated development.

There is a communal entrance with stairs leading up to the property and then briefly comprises entrance hall, open plan kitchen/reception, double bedroom and a family bathroom. Further benefits include secure underground allocated parking, visitors parking and it is fully electric.

This home would make an ideal purchase for first-time buyers and investors. It is situated close to Hitchin train station and town centre so would be perfect for commuters.

Entrance Hall

Built-in storage cupboard, wood effect flooring and heater.

Lounge

15' 5" x 9' 4" (4.70m x 2.84m)

Double glazed window to front aspect, TV and telephone points, wood effect flooring and heater.

Kitchen

9' 9" x 6' 1" (2.97m x 1.85m)

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

Bedroom

13' 7" x 10' 1" (4.14m x 3.07m)

Double glazed window to front aspect, built-in storage cupboard and heater.

Bathroom

Wash hand basin with mixer tap, panelled bath with shower over, WC, partly tiled and extractor fan.

Outside

Parking

Secure underground allocated parking.

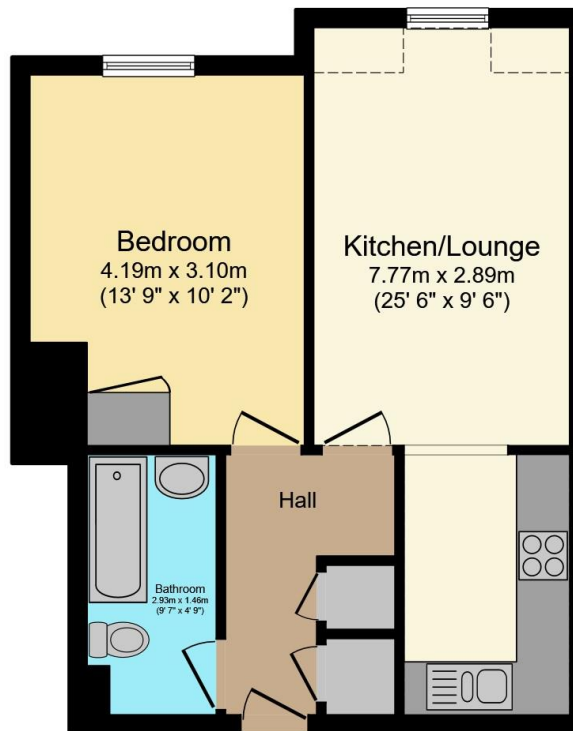
Communal Grounds

Well maintained communal grounds.









Total floor area 43.6 m² (470 sq.ft.) approx

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.propertybox.io

Connells

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:
2061.12

Ground Rent:
150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308330

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. 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: HIT308330 - 0003