



Connells

Watersmeet Grove Road
Hitchin



Property Description

Offered to the market on a chain-free basis is this delightful one bedroom upper floor apartment.

This home comprises entrance hall with two storage cupboards, a fitted kitchen opening on to a spacious reception room with a Juliet balcony, one double bedroom with fitted wardrobes and a modern family bathroom.

Externally the property has allocated parking and communal grounds. This beautiful home is located a short walk from both Hitchin town centre and train station making it an ideal purchase for first-time buyers and/or commuters.

Entrance Hall

Two built-in storage cupboards and wood effect flooring.

Open Plan Living Space

Lounge

Double glazed door leading to Juliet balcony, TV and telephone points and wood effect flooring.

Kitchen

Fully fitted kitchen with a range of wall and base units, work surfaces with splashback, electric oven, hob with cooker hood over.

Bedroom

Double glazed window and fitted wardrobe.

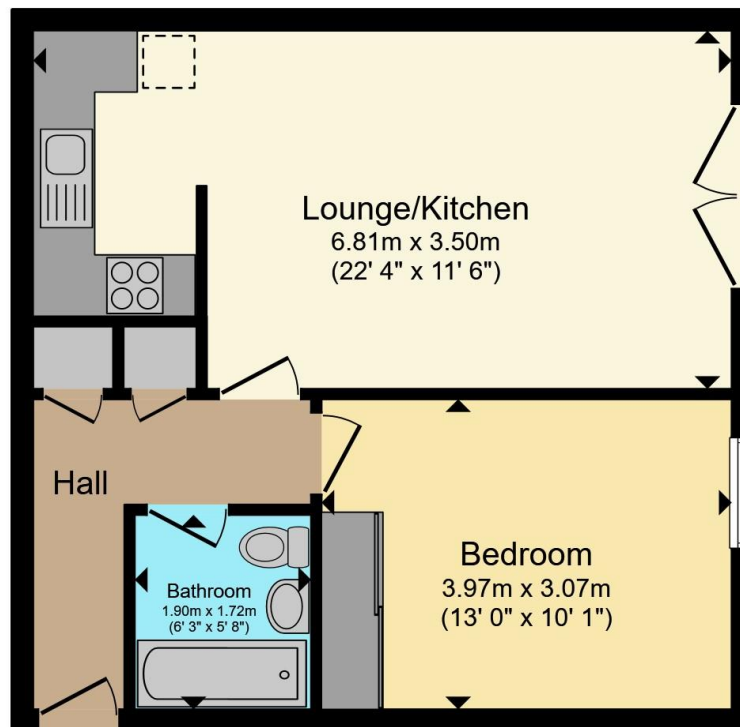
Bathroom

Wash hand basin, panelled bath with shower over and WC.









Total floor area 45.1 m² (486 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



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: A

Service Charge:
 2124.00

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308381

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.

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: HIT308381 - 0003