



**Connells**

Peppermint Road  
Hitchin





### Property Description

A well presented one double bedroom ground floor flat in this popular central location. Open plan living space with kitchen and lounge, bedroom and bathroom. Close to the town and station. Well kept communal grounds. Perfect for a commuter or investor.

### Communal Entrance

Communal secure entrance.

### Entrance Hall

Door to front, electric panel and airing cupboard.

### Open Plan Living Space

26' x 11' 3" ( 7.92m x 3.43m )

### Lounge Area

French doors leading to Juliet balcony, TV and telephone points, laminate flooring and electric panel heater.

### Kitchen Area

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

## Bedroom

14' 8" max x 9' 4" max ( 4.47m max x 2.84m max )

Double glazed window to rear aspect, fitted wardrobe, TV and telephone points and electric panel heater.

## Bathroom

Wash hand basin, bath with shower over, extractor fan and heated towel rail.

## Outside

## Communal Grounds

Well maintained communal grounds with various mature trees and bushes.

## Parking

One allocated space and visitors parking (permit).

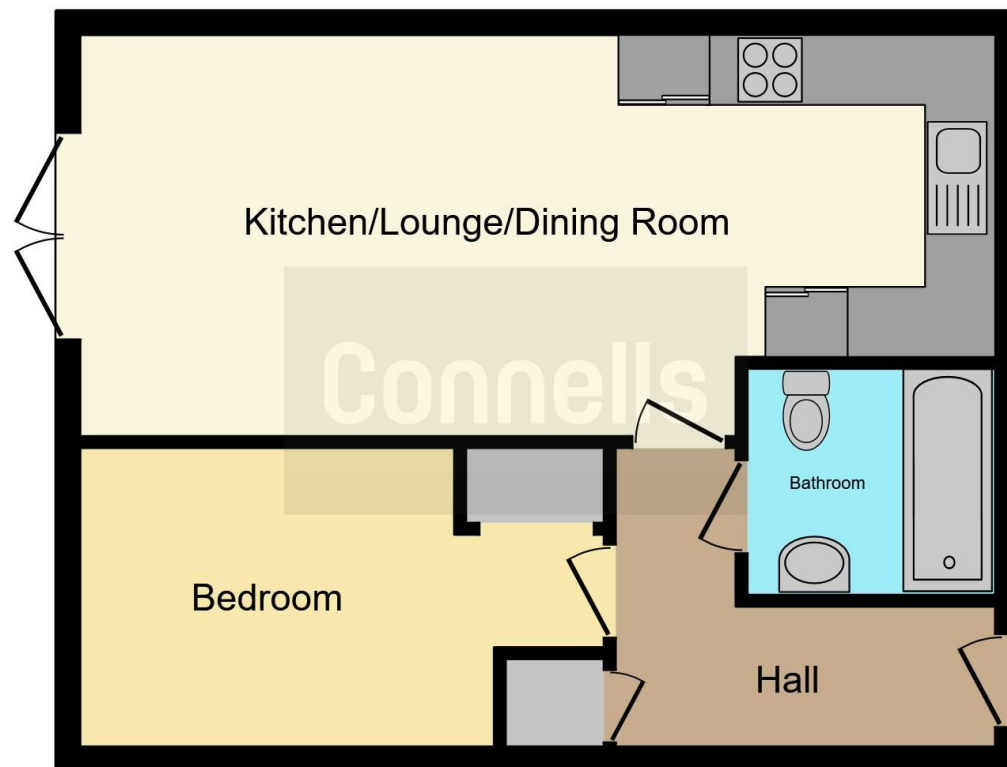












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01462 437 666**  
**E [hitchin@connells.co.uk](mailto:hitchin@connells.co.uk)**

14 High Street  
 HITCHIN SG5 1AT

EPC Rating: D Council Tax  
 Band: B

Service Charge: 811.00 Ground Rent:  
 160.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HIT307921](http://connells.co.uk/Property/HIT307921)**

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HIT307921 - 0005