

# MATTHEW JAMES

Residential Sales • Lettings • Management



20 Elms Close, Hitchin, SG4 7HP

**Asking Price £159,950**

A top floor purpose built 1 bedroom apartment offered chain free and forming part of this medium sized block set within this pleasant development in the popular village of Little Wymondley.

The property features well proportioned rooms and is to be sold with a new 250 year lease.

Early viewing is strongly recommended. MIXED TENURE BUILDING.



## Ground Floor Communal Entrance

Stairs to Top Floor

## Entrance Hall

## Lounge

Double glazed windows to two aspects.

## Kitchen



Fitted wall and base units, work surfaces incorporating single stainless steel sink unit with mixer taps, spaces for cooker, washing machine and fridge freezer, double glazed windows to one aspect.

## Double Bedroom



Double glazed windows to one aspect, built-in double wardrobe.

## Bathroom



Panel enclosed bath with tiled splash back area, pedestal wash basin, low flush WC, double glazed window to one aspect.

## Additional Information

Communal Gardens

Ample On-Site Parking

Mixed Tenure Building (private ownership and Social Housing)

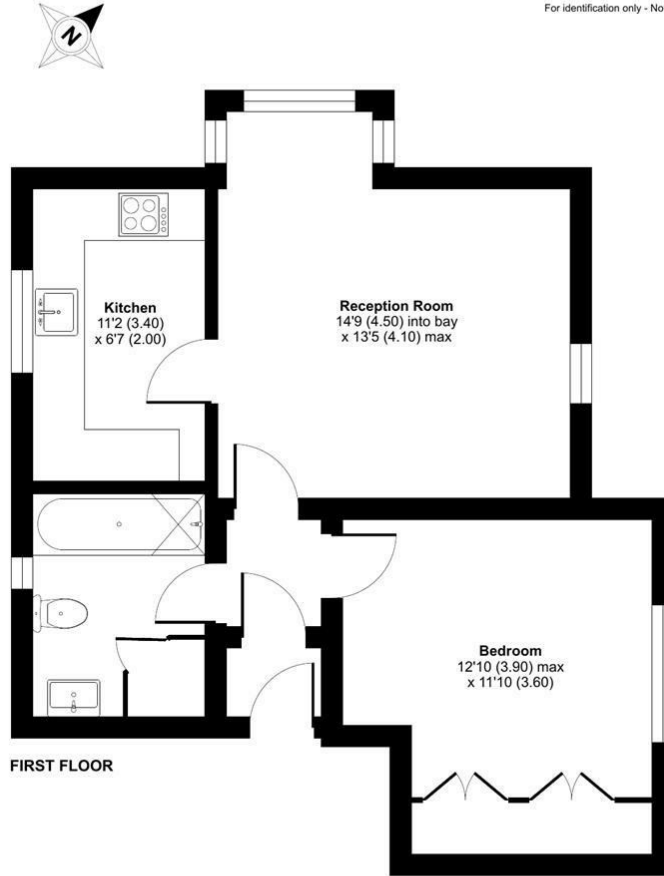
New 250 Year Lease

No Ground Rent

# Floor Plan

## Elms Close, SG4

Approximate Area = 503 sq ft / 46.7 sq m  
For identification only - Not to scale

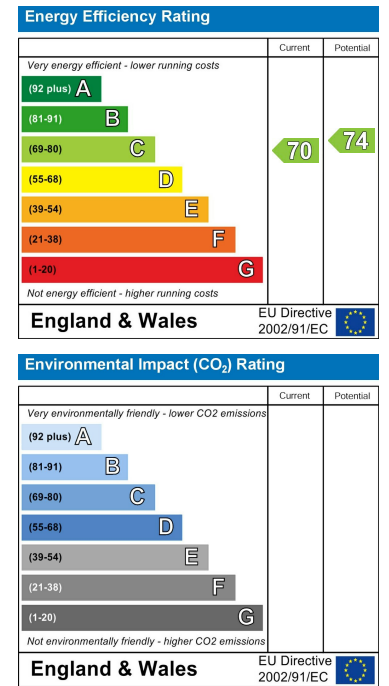


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James & Co. REF: 1137247

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.