

LEASEHOLD



Apartment (EPC Rating: B)

Whitmore House 2 Eskil Paddock, Stotfold, Hitchin Herts, SG5 4TB

Offers Over

£269,500



First Step



2 Bedroom Apartment located in Stotfold

Immaculate GROUND FLOOR apartment... TWO DOUBLE Bedrooms... EN-SUITE... Light and spacious ENTERTAINING Kitchen/Diner... TWO ALLOCATED Parking Bays... INTEGRATED APPLIANCES...

IMMACULATELY PRESENTED

GROUND FLOOR APARTMENT

LIGHT & AIRY DUAL ASPECT LOUNGE

2 DOUBLE BEDROOMS

TWO ALLOCATED PARKING BAYS

There is a dual aspect lounge open plan leading to an entertaining kitchen/diner, two double bedrooms, Principal bedroom with en-suite and family bathroom.

Externally there are 2 allocated parking bays.

Entrance Hallway

Composite door leading into entrance hallway. Double glazed window to side aspect fitted with venetian blind. Laminate flooring, ceiling light, radiator, intercom. Door to shelved storage cupboard housing consumer unit. Doors leading to:

Lounge

12'10" x 11'9"

Dual aspect double glazed windows to side and front aspect fitted with venetian blinds. Laminate flooring, 2 ceiling lights, radiator, TV point. Open plan leading to:

Kitchen/Diner

11'11" x 10'6"

Double glazed window to side aspect fitted with venetian blind. Grey coloured fitted kitchen comprising of wall & base units incorporating drawer pack with quartz work surface. Single oven with 4 ring electric hob & concealed

extractor. Integral appliances: fridge freezer, washing machine, dishwasher. Stainless steel inset sink. Ideal Logic boiler housed in matching wall unit. Ceramic tiled flooring, inset spot ceiling lights, radiator.

Principal Bedroom

12'0" x 9'6"

Double glazed window to side aspect fitted with venetian blind. Carpet, ceiling light, radiator. Door leading to:

En-suite

White suite comprising: large fully tiled shower cubicle fitted with wall mounted shower & glass screen, wc, pedestal wash hand basin. Ceramic tiled flooring, inset spot ceiling lights, radiator, wall mirror.

Bedroom 2

12'0" x 8'9"

Double glazed window to side aspect fitted with venetian blind. Carpet, ceiling light radiator.

Bathroom

Double glazed privacy window to side aspect fitted with venetian blind. White suite comprising: fully tiled paneled bath fitted with wall mounted shower & glass screen, wc, pedestal wash hand basin. Ceramic tiled flooring, inset spot ceiling lights, chrome heated towel rail, wall mirror.

EXTERNAL

Front Aspect

Communal front door with intercom entry leading into entrance hallway.

Parking

Two allocated parking bays.



Additional Material Information

Leasehold 97 yrs remaining

Estate Charge: £13.62 pcm

Flat Charge: £157.57 pcm to include:

- Communal cleaning
- Landscape maintenance
- Window cleaning
- Electricity in communal areas
- General repairs / maintenance funds
- Building insurance

Ground Rent: £1 per year

Warranty: NHBC 8 years Remaining

EPC Rating: B

Council Tax Band: C

Mains electric, gas and water

Traditional brick construction

Local Area

This property is situated in a new development within walking distance to all local amenities, shops & chemist.

There are two lower schools in Stotfold, Roecroft lower school & St Marys Academy with nearby middle and upper schools of Etonbury Academy. Pixbrook Academy & Samuel Whitbread Academy.

Stotfold is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & London St Pancras via Letchworth & Arlesey circa 38-44mins.

In Stotfold itself is a Co-op store, Pharmacy, Days Bakery, Doctors Surgery, Dentist, Library, Working Flour Mill with coffee shop & a variety of Pub/Restaurants.

Agents Note

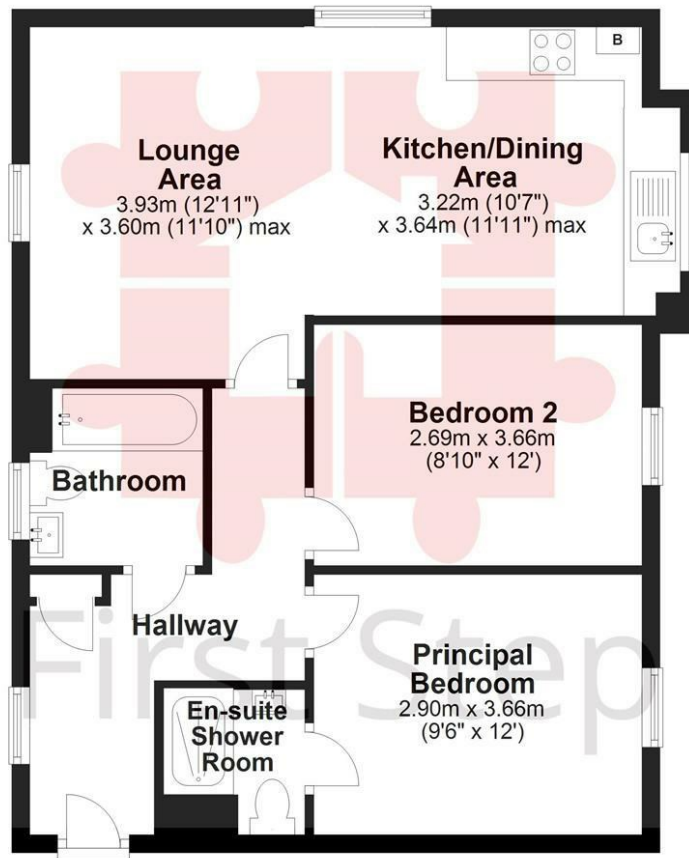
The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.





Ground Floor

Approx. 62.5 sq. metres (673.2 sq. feet)

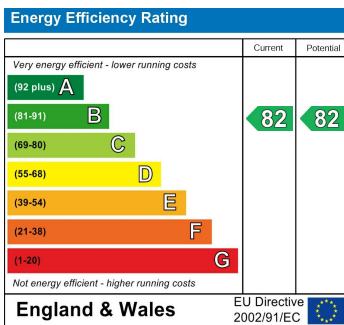


Total area: approx. 62.5 sq. metres (673.2 sq. feet)

Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



First Step