



Because property is personal with...

William Ransom Way, Hitchin

BELVOIR!

Guide price £300,000



Key Features

- Popular town centre development
- Second floor
- Two double bedrooms
- Bathroom and en-suite
- Dual aspect open-plan kitchen/living space
- Beautifully presented throughout
- EPC rating C
- Leasehold





Nestled in the desirable William Ransom Way, this beautifully presented second-floor flat offers a perfect blend of comfort and convenience. Set within a sought-after central development, the property enjoys a remarkably quiet setting while being just a stone's throw from Hitchin's vibrant Hermitage Road and town centre. A short walk will also take you to the local train station, making it an ideal location for commuters.

Upon entering, you are welcomed into a generous and bright dual-aspect open plan living space, which features a charming 'Juliet' balcony that invites natural light to flood the room. This inviting area seamlessly flows into a well-appointed kitchen, complete with integrated appliances and ample work surface, catering to all your culinary needs.

The flat boasts two spacious double bedrooms, providing plenty of room for relaxation and rest. The master bedroom benefits from an ensuite shower room, while a separate bathroom serves the second bedroom and guests alike.

Additionally, the property includes secure underground parking, ensuring peace of mind for your vehicle. The flat is set within delightful and well-maintained leafy grounds, offering a tranquil environment to unwind after a busy day.

This property is an excellent opportunity for those seeking a modern and stylish home in a prime location. Don't miss your chance to make this lovely flat your own.

GROUND FLOOR

Communal Entrance

Entrance via part glazed uPVC front. Security intercom system. Stairs to all floors. Resident letter boxes. Communal notice board.

SECOND FLOOR

Entrance

Via solid front door into:

Hall

Smooth skimmed ceiling. Doors to all rooms. Storage cupboard housing hot water cylinder. Wall mounted electric radiator.

Living Room 5.95m x 4.40m (19'6" x 14'5")

(Maximum measurements to include kitchen area) Smooth skimmed ceiling. Double glazed window to side aspect with further 'Juliet' balcony to front aspect. Wall mounted electric radiator. Open-plan onto:

Kitchen

Smooth skimmed ceiling with recessed spotlights. Double glazed window to side aspect. Fitted with a range of base and eye level units providing storage. Stainless steel sink and drainer with chrome mixer tap. Stainless steel under-counter double oven with ceramic hob inset to work-surface and extractor over. Integrated appliances include fridge/freezer, slimline dishwasher and washer/dryer. Extractor. Ceramic tiled flooring.

Bedroom One 3.5m x 3.3m (11'6" x 10'10")

Double glazed window to front aspect. Smooth skimmed ceiling. Wall mounted electric radiator. Built-in wardrobe with sliding doors. Door to:

En-suite

Smooth skimmed ceiling with recessed spotlights. Suite comprising of enclosed shower cubicle, pedestal mounted hand wash basin and low level flush WC. Tiled wet areas. Chrome heated towel rail. Extractor.





Bedroom Two 4.40m x 2.75m (14'5" x 9'0")

Double glazed window to side aspect. Smooth skimmed ceiling. Wall mounted electric radiator.

Bathroom

Smooth skimmed ceiling with recessed spotlights. Suite comprising of panel enclosed bath with chrome mixer taps, separate wall-mounted thermostatic shower, pedestal mounted hand wash basin and low level flush WC. Tiled wet areas. Chrome heated towel rail. Extractor.

EXTERIOR

Communal Grounds

Landscaped grounds throughout the development with established shrubs and varied planting to provide an attractive setting.

Parking

Allocated secure underground space. Additional visitor parking available.

PROPERTY INFORMATION

Belvoir are informed of the following:

Lease term: 125 Years From 01/01/2005 (approx.. 104 years remaining)

Ground Rent: £398.56 per annum

Service Charge: approx.. £2,100.60 per annum

Council tax: Band C

EPC Rating: C

DISCLAIMER

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.







Floor Plan

Total floor area 68.0 sq. m. (732 sq. ft.) approx

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