





## Property Description

A one-off opportunity to buy a four bedroom retirement apartment in the heart of Hitchin town centre. This fabulous property was originally two separate two bedroom apartments and now offers incredible living space with the highlight being a 26' square lounge with twin Juliet balconies offering stunning views of Hitchin. There is also a bathroom, shower room and a high specification fitted kitchen. The property has a number of built-in storage cupboards, full double glazing and electric heating. Communal areas include lovely grounds, residents parking, residents communal lounge and a laundry room.

This apartment is a stone's throw from Hitchin town centre and is within walking distance of Hitchin Mainline Train Station. Hitchin town has an array of local amenities with plenty of restaurants, coffee shops and supermarkets including Waitrose and Marks & Spencer. There is also a doctor's surgery and dentist on the high street and bus routes into Bedford and Stevenage including Lister Hospital.

## Ground Floor

### Entrance Hall

Door to front.

### Inner Hall

Cupboard with electric boiler, double storage wardrobe, loft access and electric heater.

### Lounge

26' 2" max x 26' ( 7.98m max x 7.92m )

Two double glazed windows to front aspect, built-in storage with shelving, TV and telephone points and four electric radiators. Two double glazed French doors leading to twin Juliet balconies.

### Kitchen

12' 11" x 6' 5" ( 3.94m x 1.96m )

Fully fitted kitchen with double glazed window to front aspect, a range of solid wood wall and base units, granite work surfaces with matching splashback, integrated double oven, plumbing for washing machine, stainless steel sink with granite drainer, HotPoint oven, Miele induction hob with HotPoint cooker hood over, fridge and washing machine.

## **Bedroom One**

15' 10" into wardrobes x 9' 10" ( 4.83m into wardrobes x 3.00m )

Double glazed window to front aspect, built-in wardrobe, TV and telephone points and electric radiator.

## **Bedroom Two**

15' 8" into wardrobe x 9' 9" ( 4.78m into wardrobe x 2.97m )

Double glazed window to front aspect, TV and telephone points, built-in wardrobe and electric radiator.

## **Shower Room**

Fully tiled shower room with wash hand basin and vanity, shower cubicle, WC, bidet, extractor fan, towel rail and wall-mounted heater.

## **Bedroom Three**

15' 8" into wardrobes x 9' 2" max ( 4.78m into wardrobes x 2.79m max )

Double glazed window to front aspect, built-in wardrobes, drawers and dressing table and electric radiator.

## **Bedroom Four**

15' 2" x 9' 1" max ( 4.62m x 2.77m max )

Double glazed window to front aspect, built-in office space with desk and storage/shelves and electric radiator.

## **Bathroom**

Wash hand basin with vanity, panelled bath with shower over, WC, extractor fan, heated towel rail and wall mounted heater.

## **Communal Laundry Room**

Communal laundry room with Miele appliances.

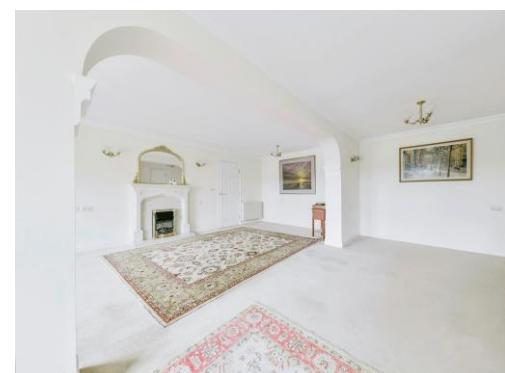
## **Outside**

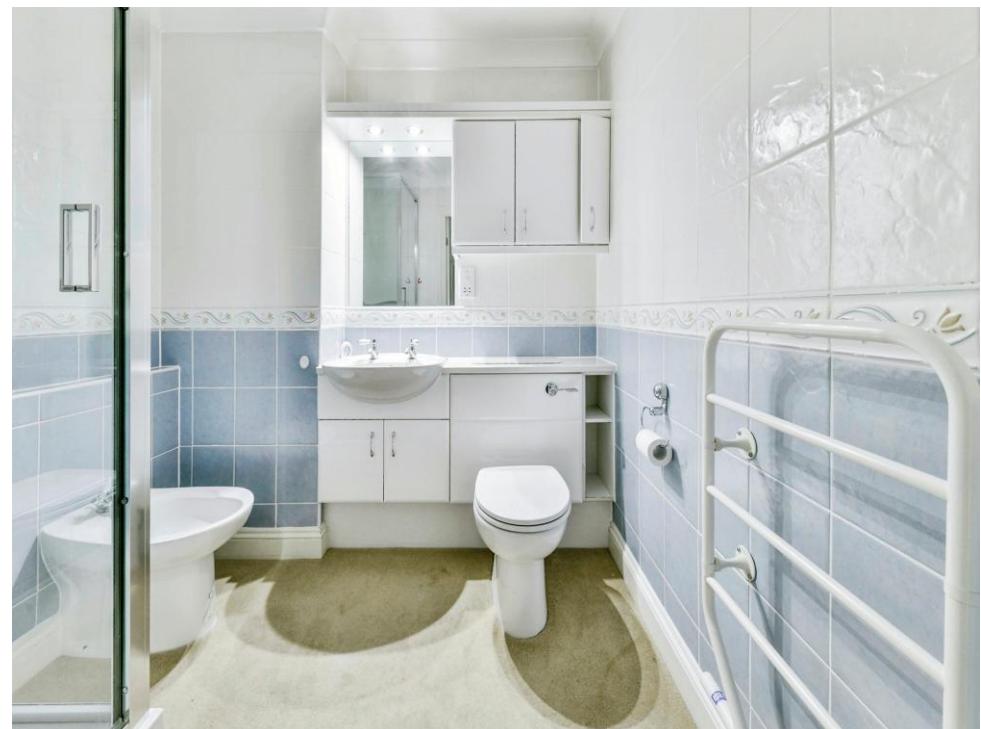
## **Communal Grounds**

Well manicured communal grounds with various trees and bushes.

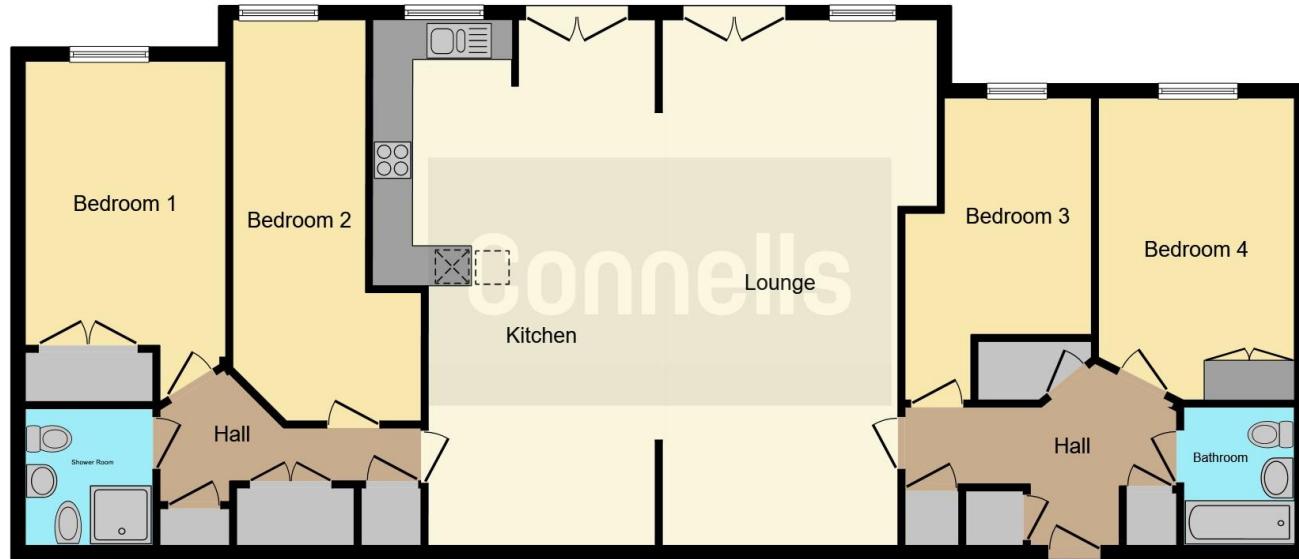
## **Parking**

Residents communal parking.









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)

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14 High Street  
 HITCHIN SG5 1AT

EPC Rating: C

Council Tax  
 Band: F

Service Charge:  
 11428.00

Ground Rent:  
 1956.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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