



Connells

Cadwell Court Cadwell Lane
Hitchin



Property Description

Offered for sale on a chain-free basis is this smartly presented first floor one bedroom maisonette. Featuring an open plan kitchen/living space, a double bedroom and bathroom this would make an excellent first-time buy.

This flat also benefits from lawned communal grounds and a garage en bloc, while being just a short walk from the railway station.

Entrance Lobby

Double glazed door to front, stairs leading to first floor.

Inner Hall

Airing cupboard, storage cupboard, loft access and wood effect flooring.

Open Plan Living Space

Lounge Area

Double glazed window to front aspect, TV and telephone points, wood effect flooring and electric heater.

Kitchen Area

Fully fitted kitchen with a range of wall and base units, work surfaces with matching splashback, stainless steel sink and drainer, fridge/freezer, electric cooker point, cooker hood over, plumbing for washing machine.

Bedroom

Double glazed window to rear aspect, electric heater and wood effect flooring.

Bathroom

Double glazed window to rear aspect, wash hand basin, bath with power shower over, WC and tiled flooring.

Outside

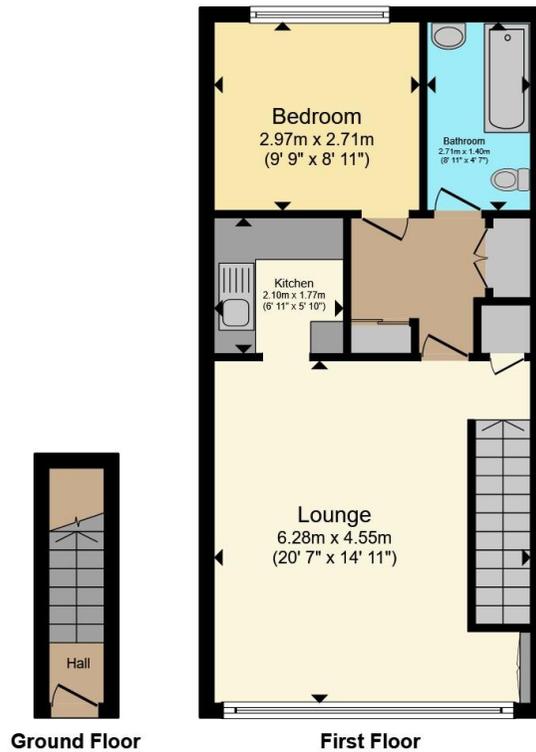
Communal Gardens

Communal lawns to the rear.

Garage En Bloc

Single garage en bloc.





Total floor area 47.4 m² (510 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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14 High Street
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EPC Rating: D Council Tax
Band: B

Service Charge: 825.00 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308465

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1971. Should you require 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.

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