



**Connells**

Sanders Place Walsworth Road  
Hitchin



## Property Description

Offered to the market on a chain-free basis is this lovely upper floor one bedroom apartment located within a gated development.

There is a communal entrance with stairs leading up to the property and then briefly comprises entrance hall, open plan kitchen/reception, double bedroom and a family bathroom. Further benefits include secure underground allocated parking, visitors parking and it is fully electric.

This home would make an ideal purchase for first-time buyers and investors. It is situated close to Hitchin train station and town centre so would be perfect for commuters.

## Entrance Hall

Built-in storage cupboard, wood effect flooring and heater.

## Lounge

15' 5" x 9' 4" ( 4.70m x 2.84m )

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

## Kitchen

9' 9" x 6' 1" ( 2.97m x 1.85m )

Open to lounge. Fully fitted kitchen with a range of wall and base units, work surfaces with tiled splashback, electric oven, hob with cooker hood over, stainless steel sink and drainer, integrated fridge/freezer and washing machine, and wood effect flooring.

## Bedroom

13' 7" x 10' 1" ( 4.14m x 3.07m )

Double glazed window to front aspect, built-in storage cupboard and heater.

## Bathroom

Wash hand basin with mixer tap, panelled bath with shower over, WC, partly tiled and extractor fan.

## Outside

## Parking

Secure underground allocated parking.

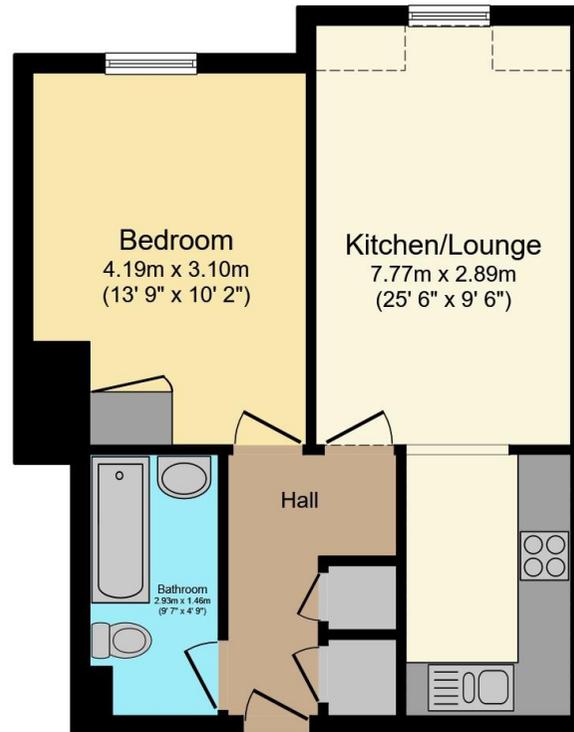
## Communal Grounds

Well maintained communal grounds.









Total floor area 43.6 m<sup>2</sup> (470 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](http://www.propertybox.io)



To view this property please contact Connells on

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14 High Street  
 HITCHIN SG5 1AT

EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 2061.12

Ground Rent:  
 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HIT308330](http://connells.co.uk/Property/HIT308330)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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