



Because property is personal with...

**Capswell Court, Hitchin**

**BELVOIR!**



Shared ownership £165,000



## Key Features

- Stunning presentation throughout
- Two generous bedrooms
- Well-appointed kitchen
- Airy dual aspect lounge/diner
- Pleasant balcony with sunny aspect
- Generous storage
- EPC rating - Awaited
- Leasehold





Welcome to this beautifully presented two-bedroom apartment located in the highly sought-after Capswell Court, Hitchin. This property offers a unique opportunity for 50% shared ownership, making it an ideal choice for first-time buyers. Nestled just off the town centre, this private gated development provides a peaceful retreat while still being conveniently close to local amenities and the mainline station.

As you enter the apartment, you will be greeted by a bright and airy living space, thanks to the full-height windows that flood the rooms with natural light. The living area seamlessly connects to a charming balcony, where you can enjoy leafy green views over the school playing fields, perfect for relaxing or entertaining guests.

The apartment features two comfortable bedrooms, each designed with your comfort in mind. You will also find surprising storage options throughout the property, ensuring that you have ample space for your belongings. The stylish well-appointed kitchen boasts integrated 'SMEG' appliances. with the gas central heating system guarantees warmth and comfort during the colder months, while the stunning decor throughout adds a touch of elegance to your new home.

Additionally, the property includes allocated parking for one vehicle, providing convenience and peace of mind. This apartment truly offers a wonderful blend of modern living and tranquil surroundings, making it a perfect place to call home.

## GROUND FLOOR

### Communal Entrance

Access via security entry phone system into communal entrance lobby with post-box facility and stairs to all floors.

## SECOND FLOOR

### Entrance

Via solid front door into:

### Hallway

Smooth skimmed ceiling. Cloaks cupboard. Further large storage cupboard. Intercom entry phone. Radiator. Doors to all rooms.

### Living/Diner 4.95m x 3.65m (16'2" x 12'0")

(Measurements excluding door recess) Smooth skimmed ceiling. Full height windows to two aspects and door to balcony. Two radiators. Open plan to:

### Kitchen 2.65m x 2.60m (8'8" x 8'6")

Smooth skimmed ceiling with recessed spotlights. Double glazed window over balcony with outlooks to playing fields. Fitted with a range of base and wall mounted cabinets finished with white granite effect counter top. Stainless steel inset one and half bowl stainless steel sink unit with chrome 'Swan-neck' mixer tap. Integrated stainless steel SMEG double oven with an inset four burner gas hob and stainless steel chimney hood extractor over. Further integrated appliances include fridge/freezer, washing machine and slimline dishwasher. Concealed gas central heating 'Combi' boiler.

### Bedroom One 5.40m x 2.65m (17'8" x 8'8")

Smooth skimmed ceiling. Full height window to rear aspect. Radiator.

### Bedroom Two 4.10m x 2.65m (13'6" x 8'8")

Smooth skimmed ceiling. Full height window to rear aspect. Radiator.

### Bathroom

Smooth skimmed ceiling with recessed spotlights. Suite comprising panel enclosed bath with chrome mixer tap









and separate shower over with glazed shower screen, ceramic hand wash basin with chrome mixer tap and low level push button flush WC with concealed cistern. Extractor. Chrome towel radiator.

## EXTERIOR

### Balcony

Decked area with glazed iron balustrade. Pleasant green outlooks over playing fields.

### Parking/Communal areas

Access via gated entrance. Allocated parking space. Bicycle storage. Concealed bin store.

## PROPERTY INFORMATION

Belvoir are informed of the following:

Lease Term: 125 years from 1 January 2014 (approx. 113 years remaining)

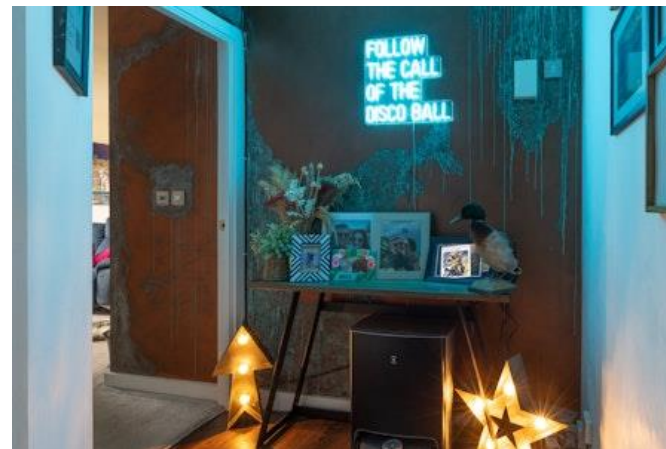
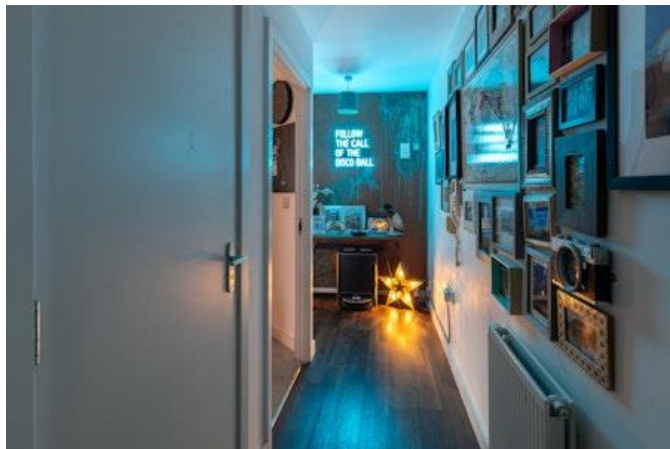
Ground Rent, Service Charge & Equity Rent: £564.89 inclusive per calendar month

Council tax: Band C

EPC Rating: B

## 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.



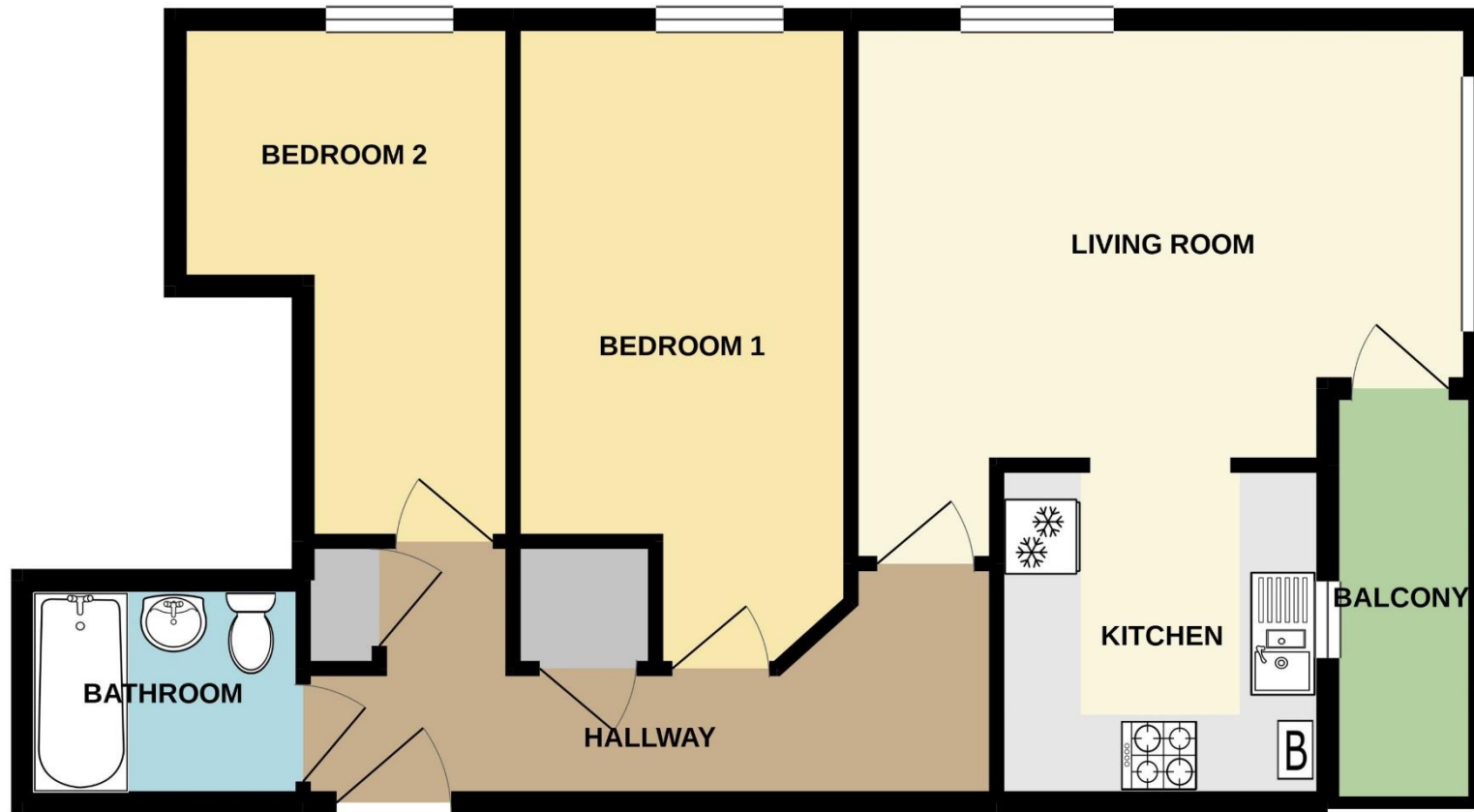








632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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