



Connells

Cadwell Green Cadwell Lane
Hitchin

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Hitchin SG4 0AE

for sale offers in excess of
£240,000



Property Description

This well presented two bedroom apartment is situated within walking distance of both Hitchin town centre and train station.

This property briefly comprises entrance hall, open plan kitchen/reception, two well proportioned bedrooms and two bathrooms. Underfloor heating throughout. Externally there are communal grounds and off-street parking.

This home has a brand new lease and is an ideal purchase for first-time buyers.

Entrance Hall

Two storage cupboards, one housing boiler (new in 2023).

Lounge

16' 11" x 9' 9" (5.16m x 2.97m)

Double glazed window to rear aspect and TV and telephone points.

Kitchen

10' x 6' (3.05m x 1.83m)

Fully fitted kitchen with a range of wall and base units, stainless steel sink and drainer, work surfaces and matching splashback, electric oven, hob with cooker hood, integrated fridge/freezer and washing machine, and spotlights.

Bedroom One

12' 9" into recess x 8' 11" (3.89m into recess x 2.72m)

Double glazed window to rear aspect, double fitted wardrobe.

En Suite

Wash hand basin, tiled shower cubicle, WC, extractor fan, partly tiled and spotlights.

Bedroom Two

9' 11" plus recess x 6' 9" (3.02m plus recess x 2.06m)

Double glazed window to rear aspect.

Bathroom

Wash hand basin, panelled bath, WC, extractor fan, partly tiled and spotlights.

Outside

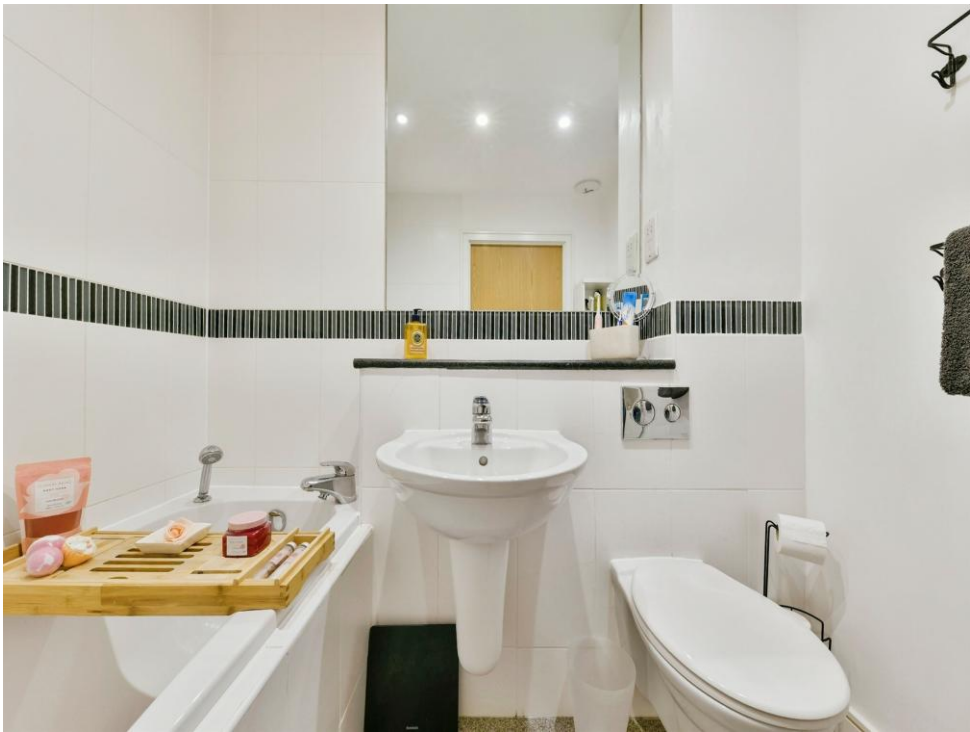
Parking

Allocated parking space for one car and visitors parking.

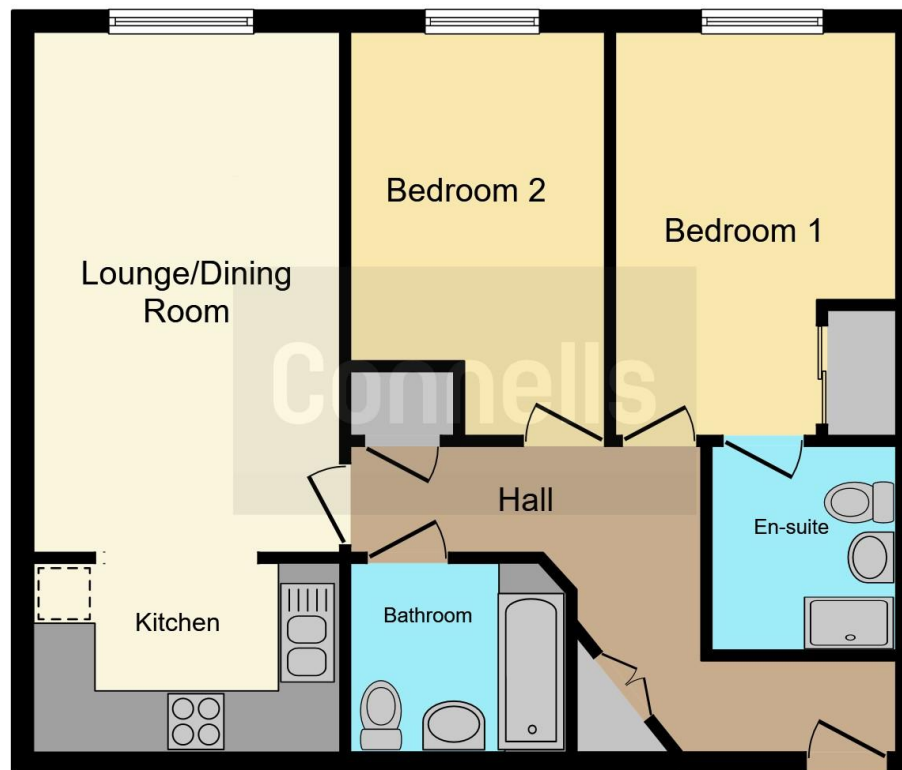
Communal Grounds

Lawned communal gardens.









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

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:
 1440.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT307986

This is a Leasehold property with details as follows; Term of Lease 170 years from 01 Sep 2025. 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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Property Ref: HIT307986 - 0009