



**Connells**

Tudor Court  
Hitchin



## Property Description

A well presented two double bedroom ground floor flat situated in a private road close to the town centre.

Offering unusually large space internally as well as a garage and a long lease (approx 950 years). This property would suit a first-time buyer or a downsizer perfectly.

## Communal Entrance

### Entrance Hall

Door to front aspect, boiler cupboard and radiator.

### Inner Hall

Cupboard and telephone point.

### Lounge

Double glazed window to side aspect, telephone and TV points, large built-in storage cupboard, door to rear lobby and communal garden, and radiator.

### Kitchen

Double glazed window to side aspect, fully fitted kitchen comprising wall and base units, single bowl stainless steel sink and drainer, work surfaces with matching splash back, electric oven, gas hob with cooker hood over, plumbing for dishwasher, space for fridge freezer, door to Hall and Inner Hall, and radiator.

## Bedroom One

Double glazed window to side aspect, fitted wardrobes, and radiator.

## Bedroom Two

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

## Bathroom

Double glazed window to side aspect, bath with mixer taps and shower over, wash hand basin, WC, partly tiled, and heated towel rail.

## Outside

### Rear Garden

Beautifully manicured communal grounds, laid to lawn with mature trees and bushes.

### En Bloc Garage

Up and over doors, and has parking in front.

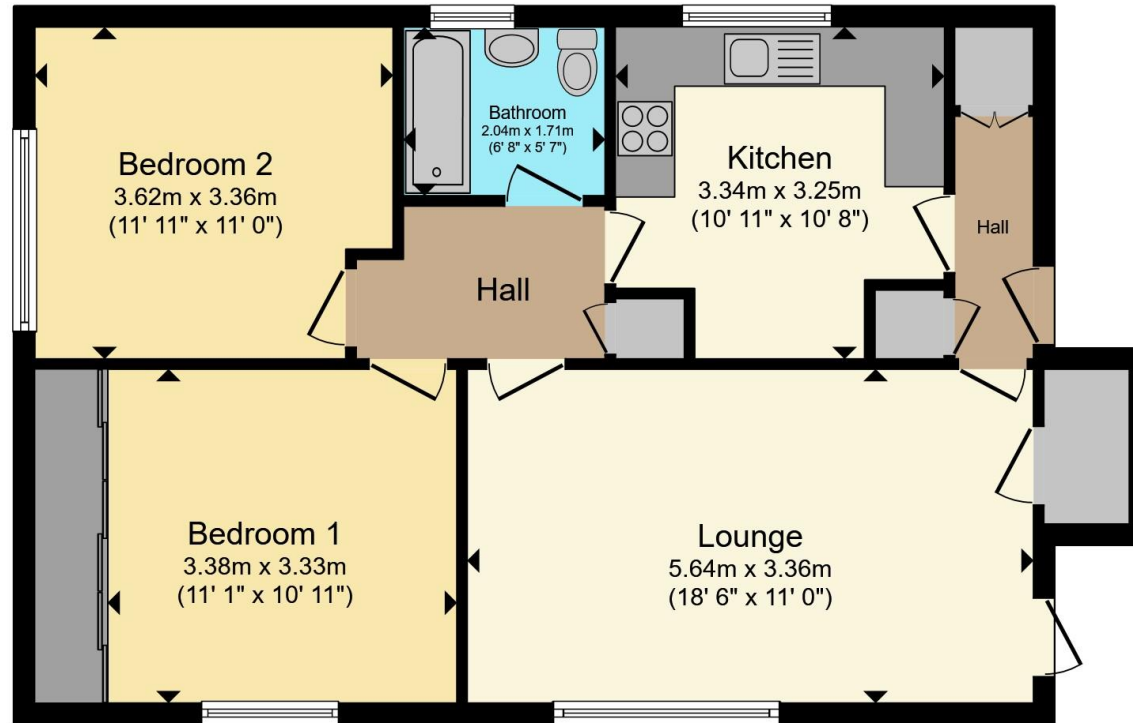
### Parking

Ample residents parking.









Total floor area 70.5 m<sup>2</sup> (759 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

**T 01462 437 666**  
**E [hitchin@connells.co.uk](mailto:hitchin@connells.co.uk)**

14 High Street  
 HITCHIN SG5 1AT

EPC Rating: D Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 2184.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HIT306704](http://connells.co.uk/Property/HIT306704)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1989. 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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