



**Connells**

Redoubt Close  
Hitchin



### Property Description

A well presented upper floor apartment in this popular development situated within walking distance of both the town and the station. Offered for sale on a chain free basis and featuring well proportioned living space, separate kitchen, double bedroom and a bathroom this is an excellent opportunity for a first time buyer.

Further benefits include low service charges, ample residents parking and communal gardens.

### Secure Communal Entrance

Secure communal entrance with stairs leading to upper floors.

### Entrance Hall

Door to front, door entry intercom, built-in storage housing hot water tank.

### Lounge

14' 4" x 10' 6" ( 4.37m x 3.20m )

Double glazed windows to side and front aspect, TV and telephone points and electric heater.

### Kitchen

11' x 5' 9" ( 3.35m x 1.75m )

Fully fitted kitchen with double glazed skylight, a range of wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, electric oven, hob with cooker hood over, fridge/freezer, washing machine, wood effect laminate flooring and electric heater.

## Bedroom One

13' 8" x 9' 9" ( 4.17m x 2.97m )

Double glazed window to rear aspect and electric heater.

## Bathroom

Wash hand basin, panelled bath with shower attachment, WC, extractor fan, partly tiled, laminate flooring and heater.

## Outside

## Communal Gardens

Well tended communal gardens with various trees and mature areas.

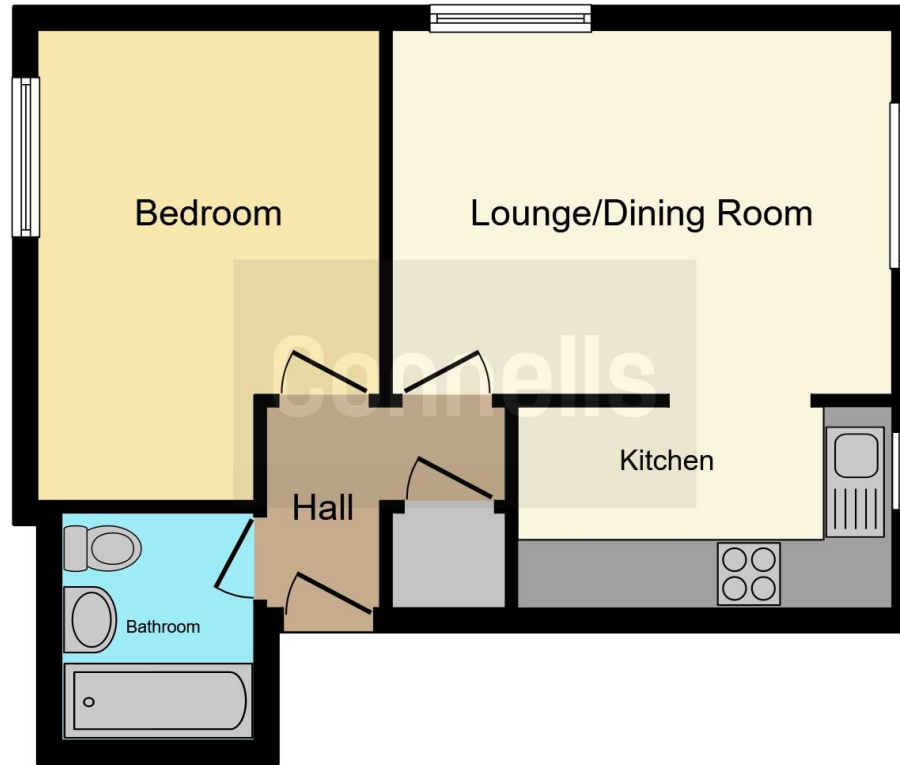
## Parking

Ample un-allocated parking for residents only.









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](http://www.focalagent.com)

To view this property please contact Connells on

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14 High Street  
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EPC Rating: C Council Tax Band: A

Service Charge: 1189.00

Ground Rent: 50.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HIT308175](http://connells.co.uk/Property/HIT308175)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1999. 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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