



Connells

Peppermint Road
Hitchin



Property Description

Offered to the market on a chain-free basis is this excellent two bedroom first floor apartment. This home has an entrance hall with built-in storage cupboards, a spacious open plan kitchen/lounge with plenty of a room for a dining area, two well-proportioned bedrooms and a family bathroom. The property is situated in a modern development that has well maintained communal grounds and a secure undercroft allocated parking space. It is located a stone's throw from the town centre and within walking distance of the train station, making it an ideal purchase for first-time buyers, commuters or investors.

Hitchin's popularity has much to do with its excellent location, schooling and transport links. Regular train services run to London Kings Cross in just 28 minutes, Cambridge in 33 minutes, and Stevenage in 5 minutes. By car, Hitchin is just two miles from the A1(M) and only 10 miles from the M1. You'll be well situated for international travel too. Luton airport is just 9 miles (16 minutes) away, Stansted 34 miles (53 minutes), and Heathrow 42 miles (50 minutes).

Hitchin's bustling restaurant scene is a foodie's delight. You'll find the finest seafood alongside authentic Japanese, Mexican street food, afternoon tea in cosy cafes, locally brewed ales in characterful pubs, and of course all your favourite high street restaurants.

Communal Entrance

Communal secure entrance.

Entrance Hall

Door to front, storage cupboard and carpet.

Open Plan Living Space

Lounge Area

Double glazed door leading to juliet balcony, carpet, full length curtains, TV and telephone points and electric heater.

Kitchen Area

Fully fitted kitchen with a range of wall and base units, work surfaces with splashback, stainless steel sink and drainer, integrated appliances including fridge/freezer, washing machine, dishwasher, electric oven, hob with cooker hood over, spotlights, under cupboard lighting and tiled flooring.

Bedroom One

Double glazed window with white venetian blinds, carpet, fitted wardrobe and electric heater.

Bedroom Two

Double glazed window with white venetian blinds, carpet and electric heater.

Bathroom

Wash hand basin, panelled bath with shower, WC, extractor fan, partly tiled walls, tiled flooring and heated towel rail.

Outside

Communal Gardens

Well maintained communal grounds with various mature trees and bushes, seating areas and bin store.

Parking

Secure allocated undercroft parking.

Agent's Note

The vendor has provided own floorplan and measurements.

Lounge curtains and white wooden Venetian blinds in the bedroom included in the sale (not pictured).









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
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EPC Rating: D Council Tax Band: C

Service Charge: 2130.00

Ground Rent: 500.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308254

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



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: HIT308254 - 0009