



**Connells**

Sharps Court Cooks Way  
Hitchin



## Property Description

Finished to an exceptional standard throughout, this stylish top floor one-bedroom flat offers modern living and is ideally located close to Hitchin train station.

The property welcomes you with an entrance hall leading into a bright open plan kitchen and living area featuring French doors that open onto a private balcony. The contemporary kitchen is thoughtfully designed with ample storage, elegant Quartz worktops and a full range of integrated appliances. A sleek modern bathroom boasts a spacious walk-in shower, while the generously sized bedroom provides comfortable accommodation with plenty of natural light and a large, built-in wardrobe.

Further benefits include underfloor heating throughout, fitted blinds and an allocated car port, adding both comfort and convenience to this superb home.

## Entrance Hall

Door to front and built-in storage cupboard to side housing fusebox.

## Open Plan Living Space

### Kitchen / Lounge Area

L-shaped kitchen. Fully fitted with a range of wall and base units, Quartz work surfaces with splashback, electric oven with microwave/grill, induction hob, integrated dishwasher and washing machine, breakfast bar area, TV point and floating TV shelf. Double glazed door leading to balcony.

### Bedroom

Double glazed window to rear aspect, fitted wardrobes, TV point, spotlights, electric infrared heater and laminate flooring.

### Bathroom

Double glazed window to rear aspect, wash hand basin with vanity, walk-in shower, WC, tiled flooring and heated towel rail.



## Outside

## Parking

Allocated car port.

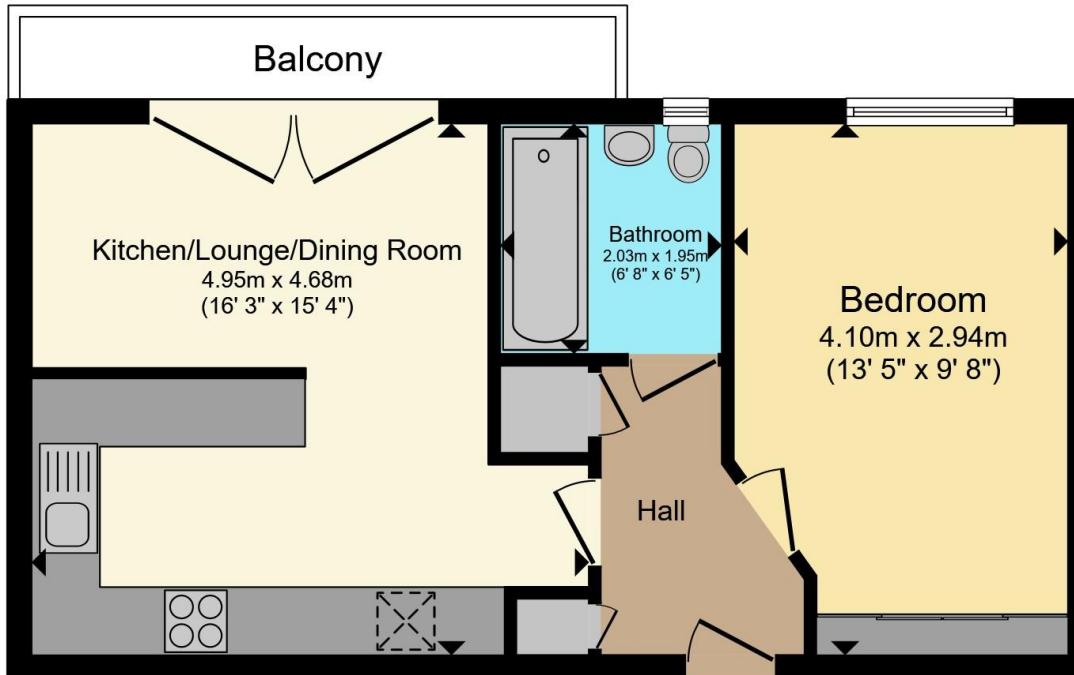
## Communal Grounds

Well kept communal gardens.









**Floor Plan**

Total floor area 42.6 m<sup>2</sup> (458 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)

**Connells**

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: 950.00  
 Ground Rent:  
 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HIT306802](http://connells.co.uk/Property/HIT306802)**

This is a Leasehold property with details as follows; Term of Lease 200 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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