

GROUND FLOOR APARTMENT

6 ARCHERS COURT, ELMSIDE WALK
HITCHIN, HERTFORDSHIRE SG5 1HB

*A quieter, brighter
way of living*



**DIRECT ACCESS TO
SECLUDED GARDEN**



**GROUND FLOOR
CORNER APARTMENT**



TOWN CENTRE LOCATION
Opposite Waitrose
and a short walk to Hitchin



ASSISTED LIVING
Independent living with
peace of mind



FIRST FIVE YEARS'
MHA SERVICE & WELLBEING CHARGES
PAID BY THE SELLER*

*Subject to the agreed sale price and contract



**£1,000
TOWARDS STORAGE**

Contribution towards fitted
cupboards, built-in wardrobes
or storage of your choice



CHAIN FREE

*A wonderful
place to call home*
♥

**HEART OF
HITCHIN**



Opposite Waitrose

Walk to
Market Square

Connells

Archers Court Elmside Walk
Hitchin

Archers Court Elmside Walk Hitchin SG5 1HB

for sale guide price
£199,950



Property Description

**** GROUND FLOOR CORNER APARTMENT
WITH DIRECT ACCESS TO A SECLUDED
GARDEN AREA - NO STAIRS, EASY LIVING**

**** Offered to the market is this delightful one bedroom ground floor apartment in the popular Archers Court assisted living development, offering a tranquil lifestyle and vibrant community for retired people aged 60 and over. This lovely development provides an ideal option for those seeking secure, low-maintenance living with support available if required, while still enjoying independence and easy access to local amenities.**

This one bedroom apartment benefits from direct access to the garden, with open parkland and an outdoor pool situated behind the development. Hitchin's market square with many shops, cafes and restaurants is just a short walk away. The apartment is conveniently located opposite Waitrose for easy, everyday shopping. The property has a large double bedroom, modern walk-in wet room designed for accessibility and ease of use. There is an open plan kitchen/reception with doors out to the communal gardens. The property has been well presented throughout, benefiting from integrated appliances in the kitchen, electric storage heaters and new carpets throughout.

The Archers Court development itself has on site staff, emergency cords in each room, a communal entertainment room and stunning communal gardens. The service charge includes on-site staff presence, emergency call system, buildings insurance and maintenance of the communal areas and gardens.

Ground Floor

Entrance Hall

Door to front and storage area.

Open Plan Living Space

19' 1" x 14' 5" (5.82m x 4.39m)

Lounge Area

Open to kitchen. Double glazed door leading to communal grounds and two storage heaters.

Kitchen Area

Fully fitted kitchen with double glazed window to rear aspect, a range of wall and base units, work surfaces with tiled splashbacks, double electric oven, electric hob with cooker hood over, space for fridge/freezer and dishwasher.

Bedroom

12' 5" x 11' 10" (3.78m x 3.61m)

Double glazed window to rear aspect and storage heater.

Modern Wet Room

Modern walk-in wet room designed for accessibility and ease of use. Wash hand basin, shower, WC, partly tiled and shaver point.

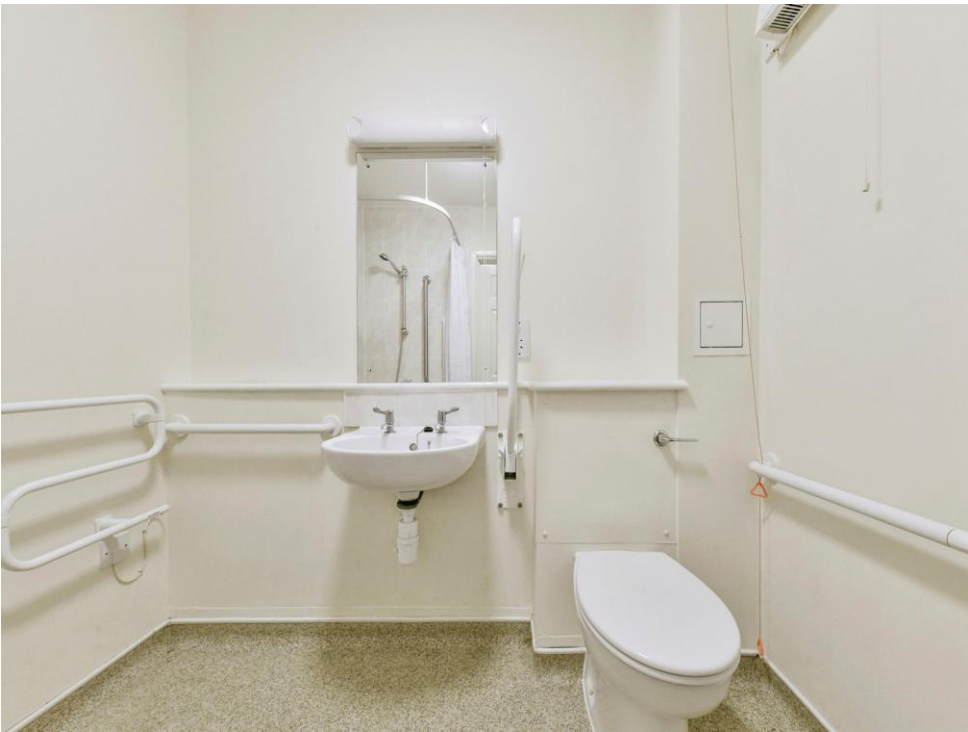
Communal Grounds

Lovely well kept communal grounds.

Parking

Residents parking.









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:
 8903.16

Ground Rent:
 449.82

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308285

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2008. 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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