Connells

Capswell Court
Hitchin

Capswell Court
Hitchin SG5 1ET

for sale
£310,000

Property Description

A fabulous upper floor apartment boasting stunning views from a private west facing balcony situated in the heart of Hitchin town centre. Offering fantastic open plan living space with a south facing aspect, two excellent sized bedrooms and a family bathroom. Externally the property also benefits from secure gated access and off-street parking.

Capswell Court is a private gated development within a stone's throw of Hitchin's bustling High Street, Flat 25 is located to the rear of the complex and as such offers a quiet and private situation.

Entrance Porch

Secure entrance with stairs leading to second floor.

Entrance Hall

Door to front, entry phone, two storage cupboards and radiator.

Lounge

Floor to ceiling double glazed windows to front and side aspect, TV and telephone points and two radiators. Door to balcony.

Kitchen

Fully fitted kitchen with a range of wall and base units, work surfaces with matching splashback and stainless steel sink and drainer. Integrated appliances include dishwasher, fridge/freezer, washer/dryer, double electric oven and gas hob with cooker hood over.

Bedroom One

Double glazed floor to ceiling window to side aspect, built in storage, TV and telephone points and radiator.

Bedroom Two

Double glazed floor to ceiling window to side aspect, TV and telephone points and radiator.

Bathroom

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

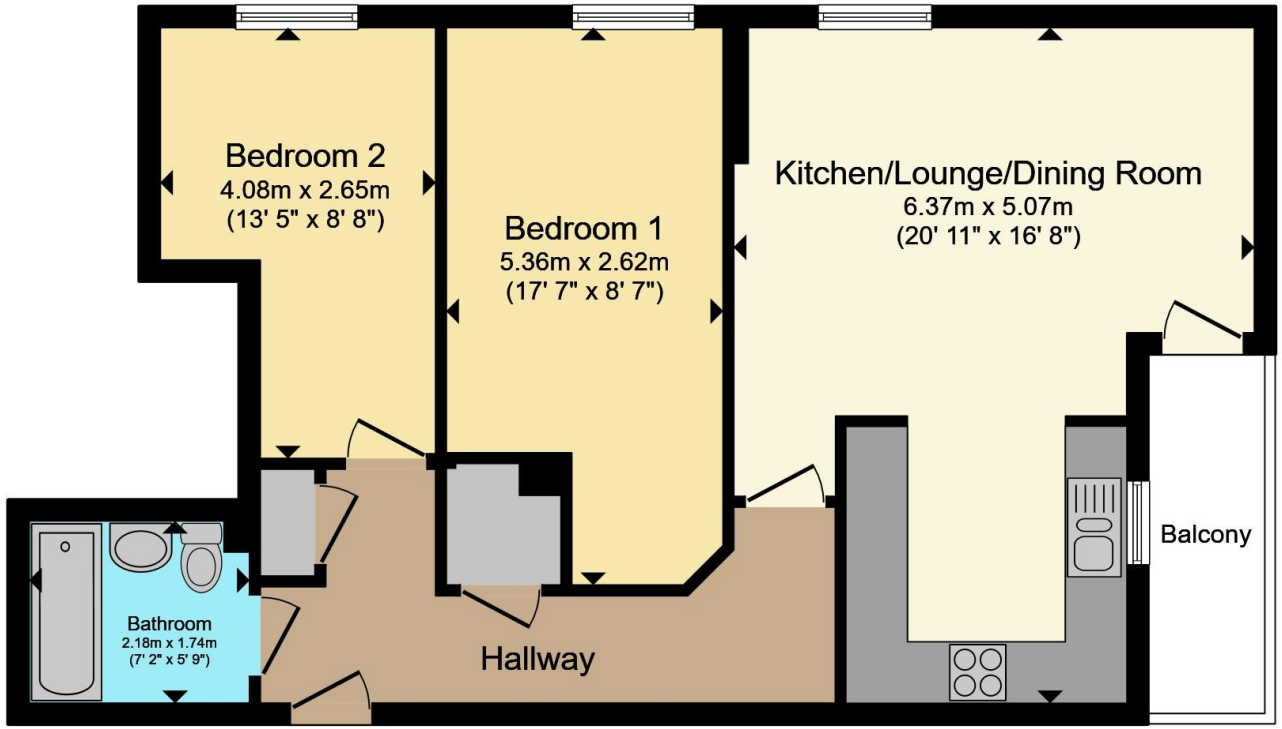
Outside

Parking

Parking for one car and access to visitors parking.

GIRLS
GIRLS
GIRLS

WASH
YOUR
HANDS
YOU
filthy
ANIMAL



Total floor area 65.5 m² (705 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

Connells

To view this property please contact Connells on

T 01462 437 666
E hitchin@connells.co.uk

14 High Street
HITCHIN SG5 1AT

EPC Rating: B

Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308667

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.