



14 Capswell Court • Hitchin • Hertfordshire • SG5 1ET

£2,000 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



SMART MODERN TOWNHOUSE
EXCELLENT EPC RATING
CONVENIENT CENTRAL LOCATION

THE PROPERTY

This smart modern townhouse has been newly redecorated throughout and has new carpets to the stairs and first and second floors. The ground floor has high quality flooring. The spacious accommodation is arranged over three floors with a reception room, kitchen/breakfast room and cloakroom/WC on the ground floor. There are two double bedrooms and a family bathroom on the first floor with the master bedroom with en suite shower room located on the second.

Just nine years old, the house benefits from modern standards of insulation, contributing to an impressive Band B rating for its EPC. The uPVC framed windows are double-glazed and the central heating is supplied by a gas fired boiler.

The property is available for rent unfurnished.

THE OUTSIDE

Forming part of a secure gated community, the house fronts on to the communal courtyard, which provides visitors' parking and leads to the private parking space with adjoining bin store and herbaceous border to the front of the house.

To the rear is a private west facing paved courtyard garden measuring some 10'6" (3.2m) in depth. The house enjoys a pleasant outlook over the attractive grounds of Hitch Boys School to the rear.

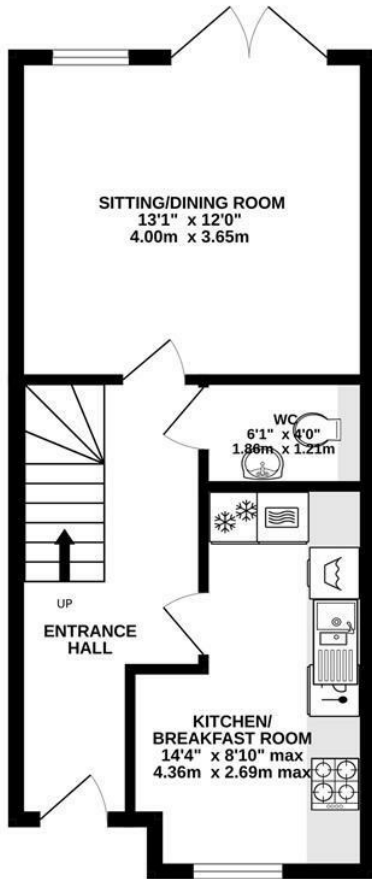
THE LOCATION

Capswell Court is conveniently located less than half a mile to the north of the town centre and just three-quarters of a mile from the mainline railway station. Hitchin is on the East Coast Mainline and regular services run to London and elsewhere throughout the day. The fastest services to London St Pancras take just 33 minutes, to Cambridge 32 minutes and to Peterborough 41 minutes. Junction 8 on the A1 (M) is just a 3.5 mile drive.

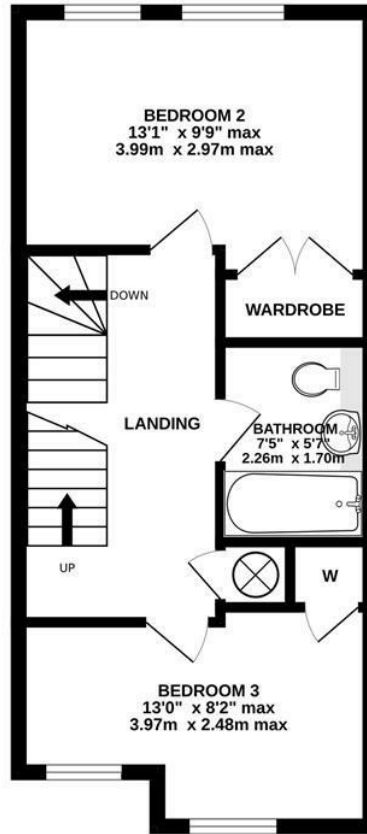
Often cited as amongst the best places to live in the UK, Hitchin is an attractive market town in north Hertfordshire providing excellent shopping, schools, leisure facilities, green open spaces, pubs, restaurants and places of worship. The adjoining towns of Letchworth Garden City, Baldock and Stevenage widen the range of amenities available nearby.



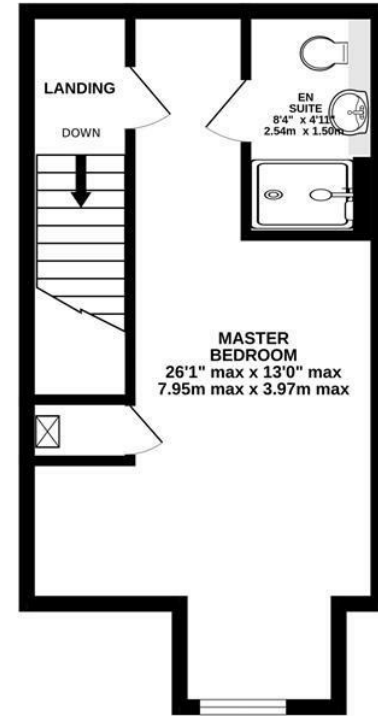
GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.1 sq.m.) approx.

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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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EPC RATING

Band - B

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000

www.north-herts.gov.uk

COUNCIL TAX

Band - D

RESERVATION/HOLDING DEPOSIT

Equivalent to one week's rent.

A full scale of charges is available on request.

DEPOSIT

You will also be required to pay a dilapidations deposit equivalent to 5 weeks' rent prior to the start of your tenancy. This will be lodged with the "Deposit Protection Service".

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

www.charterwhyman.co.uk