



Because property is personal with...

Allwoods Place, Hitchin

BELVOIR!

Guide price £250,000



Key Features

- Popular modern development
- Second floor with lift
- Allocated parking & visitor bays
- Living room with Juliet balcony
- Stylish finish throughout
- Internal bicycle storage
- EPC rating B
- Leasehold





Welcome to this delightful apartment located in the sought-after Allwoods Place, Hitchin. Built by Crest Nicholson in 2017, this modern residence is ideally situated just a short walk from the mainline station, making it perfect for commuters.

As you enter, you will find a well-designed living space that features a bright and airy reception room, complete with a charming Juliet balcony that invites natural light to fill the room. The apartment boasts a generously sized bedroom which benefits from a full-height picture window, creating a spacious and inviting atmosphere.

The high specification 'handle-less' kitchen is a standout feature, showcasing clean lines and integrated appliances that cater to both style and functionality. The stylish bathroom further enhances the appeal of this property, providing a contemporary touch that is sure to impress.

This apartment is an excellent opportunity for first-time buyers, those looking to downsize, or savvy investors seeking a property in a desirable location. With its modern design and convenient access to local amenities and transport links, this home is not to be missed. Embrace the chance to make this stunning apartment your own in the heart of Hitchin.

GROUND FLOOR

Communal Entrance

Access via security intercom system. Communal lobby with mail boxes, lift and stairs rising to all floors.

SECOND FLOOR

Entrance

Via solid front door into:

Hallway

Smooth skimmed ceiling. Double width storage cupboard housing gas central heating boiler and with plumbing for washing machine. Radiator. Doors to all rooms.

Living Room 4.00m x 3.45m (13'1" x 11'4")

Smooth skimmed ceiling. 'Picture window' double glazed sliding patio doors with Juliet balcony. Radiator. Open plan onto:

Kitchen 3.55m x 2.05m (11'7" x 6'8")

Fitted with range of base and wall mounted 'handle-less' cabinets providing storage. Stainless steel one and a half bowl sink and drainer with chrome mixer tap. Built-in single oven and four burner gas hob inset to work surface with stainless steel chimney hood extractor over. Integrated appliances include fridge freezer and dishwasher.

Bedroom 5.35m x 2.75m (17'7" x 9'0")

Smooth skimmed ceiling. Full height double glazed window to rear aspect. Built-in wardrobe with sliding doors. Radiator.

Bathroom 2.05m x 1.95m (6'8" x 6'5")

Smooth skimmed ceiling with recessed downlighting. Suite comprising panel enclosed bath with chrome mixer tap, separate shower with wall mounted controls and glass shower screen, wall mounted hand wash basin and low level push-button flush WC with concealed cistern. Chrome heated towel radiator. Extractor. Tiled wet areas.

EXTERIOR

Communal Grounds

Landscaped and well-maintained grounds with generous lawn areas and varied planting. Communal bike store and waste bin area.





Parking

One allocated parking space with additional visitor parking available.

PROPERTY INFORMATION

Belvoir are informed of the following:

Lease Term: 125 years from 1 January 2016 (approx. 115 years remaining)

Ground Rent: £150 per annum

Service Charge: approx. £1,300 per annum

Council tax: Band B

EPC Rating: B

DISCLAIMER

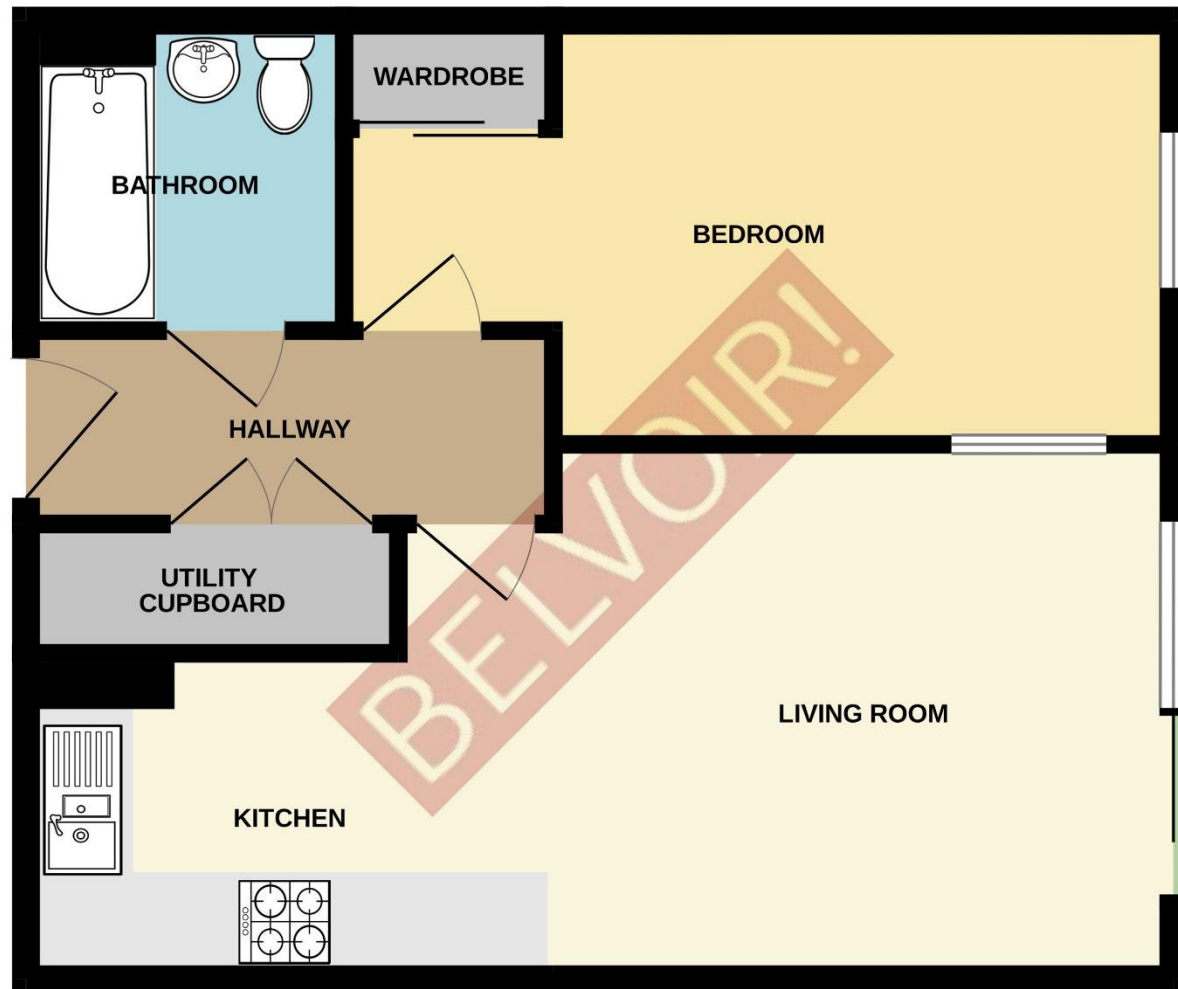
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489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 489 sq.ft. (45.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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