



**Connells**

Dovehouse Lodge Wratten Road West  
Hitchin



## Property Description

This beautifully presented ground floor retirement apartment for the over 60s offers exceptionally spacious and bright accommodation, conveniently located close to the town centre.

The property boasts high quality fittings throughout, including a walk-in storage cupboard off the entrance hall and a contemporary fully fitted kitchen with integrated appliances. The generous lounge provides direct access to a private patio area, overlooking one of the well maintained communal gardens. There is also a spacious double bedroom featuring a walk-in wardrobe, while a modern shower room completes the accommodation.

Further benefits include access to a welcoming communal lounge, beautifully landscaped and well-tended gardens for residents to enjoy, as well as residents parking.

Dovehouse Lodge is professionally managed by Millstream Management Services, working in partnership with Churchill Retirement Living, the original developer and benefits from an on-site manager.

## Entrance Hall

Door to front with secure entry phone.

## Lounge

Double glazed window and door to rear aspect and radiator.

## Kitchen

Fully fitted kitchen with double glazed window to rear aspect, a range of wall and base units, work surfaces with splashback tiling, one and a half bowl stainless steel sink and drainer, integrated appliances including electric oven, hob with cooker hood over, washer dryer and fridge/freezer. Laminate flooring.

## Bedroom

Double glazed window to rear aspect, walk-in wardrobe and radiator.

## Bathroom

Wash hand basin with vanity, walk-in shower, WC, extractor fan and heated towel rail.

## Outside

## Communal Grounds

Well-tended communal gardens.

## Parking

Resident's parking.

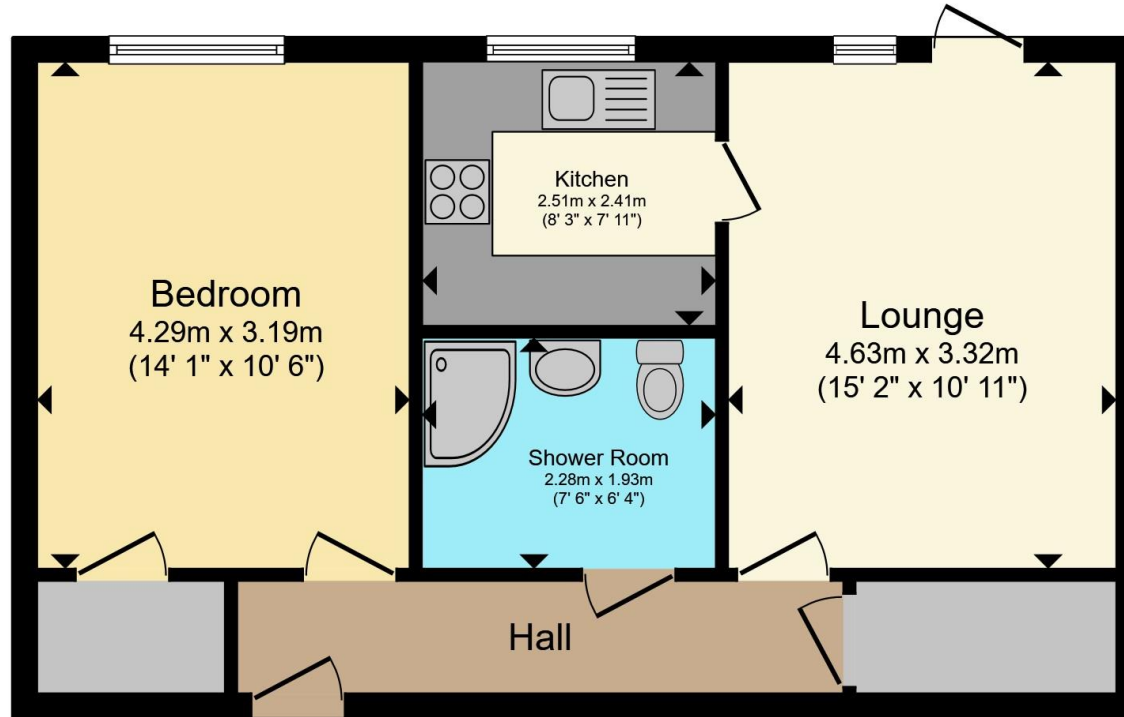
## Lounge

Double glazed window and door to rear aspect and radiator.









Total floor area 49.9 m<sup>2</sup> (537 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)



To view this property please contact Connells on

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14 High Street  
 HITCHIN SG5 1AT

EPC Rating: B

Council Tax  
 Band: C

Service Charge:  
 3099.00

Ground Rent:  
 287.50

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HIT308591](http://connells.co.uk/Property/HIT308591)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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