



Connells

Elderflower House Whinbush Road
Hitchin



Property Description

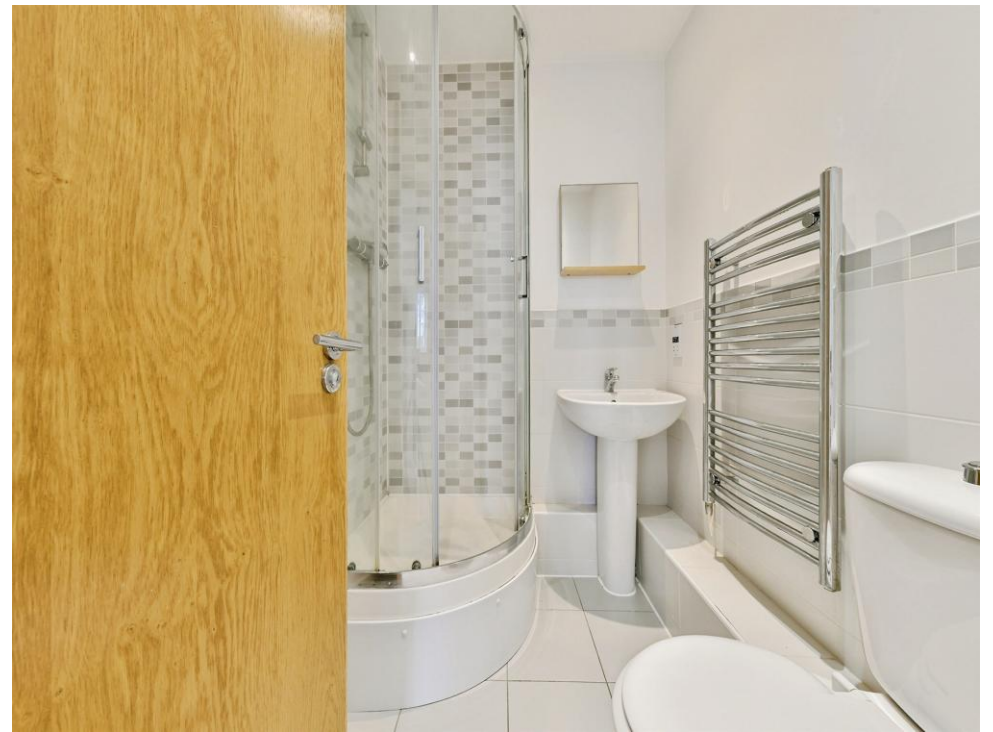
Offered to the market chain free, this well-presented two bedroom, two bathroom second floor apartment is ideally located within easy walking distance of Hitchin two centre and the mainline train station.

The accommodation comprises a bright open-plan kitchen/living room, two double bedrooms with the principal benefiting from an en suite shower room and a modern family bathroom.

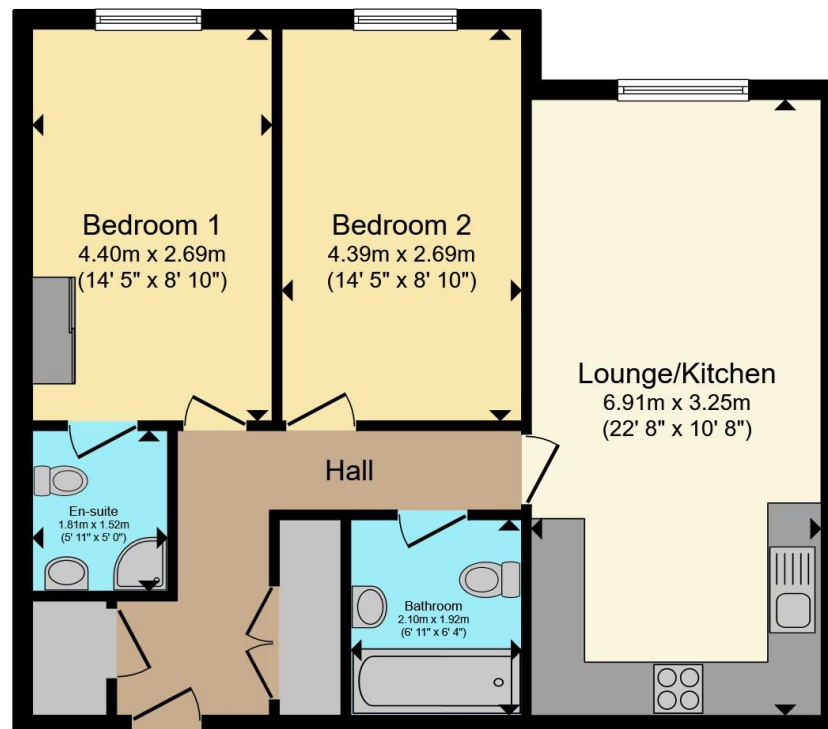
Further benefits include secure underground allocated parking and a convenient location, making this an ideal purchase for first time buyers, commuters, downsizers or investors.











Total floor area 65.3 m² (703 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

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14 High Street
HITCHIN SG5 1AT

EPC Rating: C

Council Tax
Band: C

Service Charge:
2115.00

Ground Rent:
398.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308516

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. 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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