



**Connells**

The Maples  
Hitchin





### Property Description

A much larger than average ground floor flat in a popular development in Hitchin.

While the property would need some internal modernising this would be an excellent opportunity for a first-time buyer or downsizer.

Further benefits include direct access to a patio area and a garage en-bloc.

### Ground Floor

#### Secure Communal Entrance

Secure communal entrance with buzzer system.

#### Entrance Hall

Door to front and storage cupboard.

#### Lounge Diner

Double glazed patio doors to side aspect leading to patio area and electric heater.

#### Kitchen

Fitted kitchen with double glazed window to side aspect, a range of wall and base units, space for fridge/freezer and cooker, plumbing for white goods and electric heater.

#### Bedroom

Double glazed window to side aspect and electric heater.

#### Bathroom

Double glazed window to side aspect, wash hand basin, bath with shower over and WC.

## Outside

## Communal Grounds

Beautifully maintained communal gardens, including an allotment area, and plenty of private resident and visitor parking.

## Garage En Bloc

Garage en bloc with up and over door.



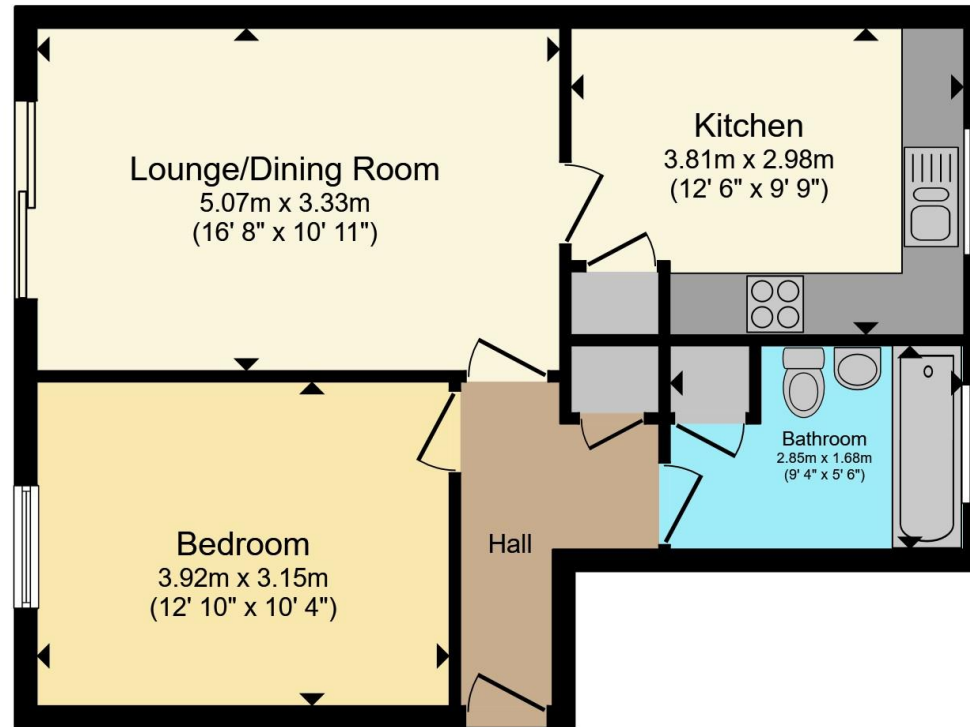












Total floor area 53.0 m<sup>2</sup> (571 sq.ft.) approx

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)

**Connells**

To view this property please contact Connells on

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14 High Street  
 HITCHIN SG5 1AT

EPC Rating: D Council Tax  
 Band: B

Service Charge: 900.00 Ground Rent:  
 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HIT308432](http://connells.co.uk/Property/HIT308432)**

This is a Leasehold property with details as follows; Term of Lease 186 years from 24 Jun 1973. 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.

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.



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