



**Connells**

Wedgewood Road  
Hitchin



### Property Description

A one bedroom apartment offering an excellent investment opportunity. Situated in Wedgewood Road which is a quiet location but within walking distance of the station. Communal gardens and ample parking for residents.

### Communal Entrance

Communal door to front with stairs leading to first floor.

### Entrance Hall

Door to front and built-in cupboard.

### Lounge

14' x 8' 11" ( 4.27m x 2.72m )

### Kitchen

7' 11" x 6' 10" ( 2.41m x 2.08m )

Fully fitted kitchen with a range of wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, plumbing for washing machine.

### Bedroom

7' x 7' ( 2.13m x 2.13m )

Archway to bedroom. Single glazed window to rear aspect.

### Bathroom

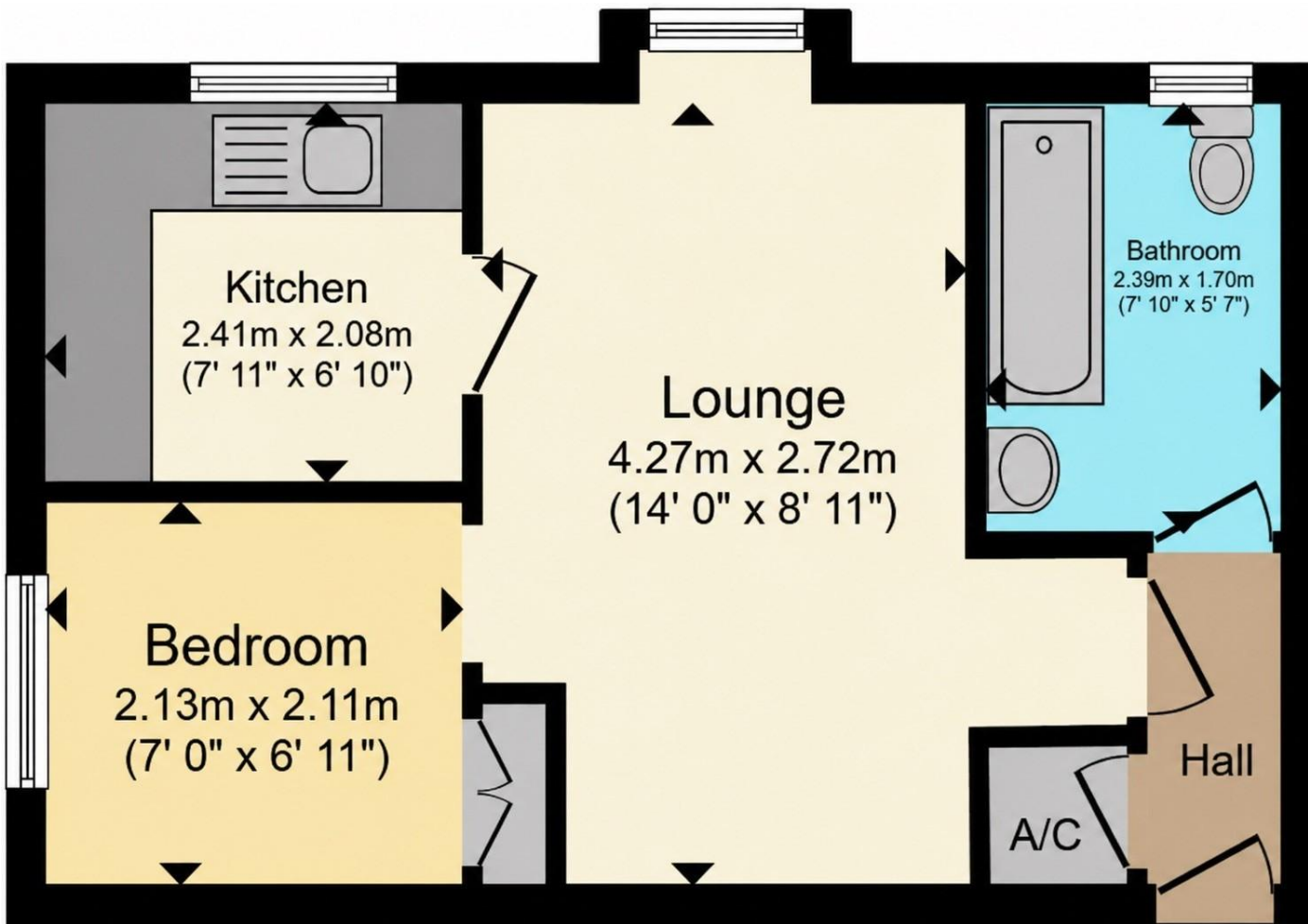
Wash hand basin, bath with shower over, WC and extractor fan.

### Agent's Note

Please note the photos were taken before the current tenancy.







To view this property please contact Connells on

**T 01462 437 666**  
**E [hitchin@connells.co.uk](mailto:hitchin@connells.co.uk)**

14 High Street  
HITCHIN SG5 1AT

EPC Rating: C Council Tax Band: A

Service Charge: 131.62 Ground Rent: 80.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HIT308605](https://www.connells.co.uk/Property/HIT308605)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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