



**Connells**

Wedgewood Road  
Hitchin



## Property Description

This well presented ground floor apartment is situated within walking distance of both the town centre and train station as well as being located within preferred school catchments. The property comprises entrance hall, spacious lounge/diner, kitchen, two well proportioned bedrooms and a family bathroom. The lease has been extended, has low charges and further benefits include ample residents parking and communal grounds. This home would make an ideal investment or first time purchase with the space for further family growth.

Hitchin's popularity has much to do with its excellent location, close proximity to an outstanding school William Ransom Primary School and transport links. Regular train services run to London Kings Cross in just 28 minutes, Cambridge in 33 minutes, and Stevenage in 5 minutes. By car, Hitchin is just two miles from the A1(M) and only 10 miles from the M1. You'll be well situated for international travel too. Luton airport is just 9 miles (16 minutes) away, Stansted 34 miles (53 minutes), and Heathrow 42 miles (50 minutes).

Hitchin's bustling restaurant scene is a foodie's delight. You'll find the finest seafood alongside authentic Japanese, Mexican street food, afternoon tea in cosy cafes, locally brewed ales in characterful pubs, and of course all your favourite high street restaurants.

## Entrance Hall

Entry phone system, carpet and one built in storage cupboard.

## Lounge/Diner

14' 1" x 12' plus recess ( 4.29m x 3.66m plus recess )

Double glazed window to the side aspect, television/telephone points heater and carpet.

## Kitchen

8' 11" x 7' 10" max ( 2.72m x 2.39m max )

Double glazed window to the side aspect, range of base units with space for the washing machine and fridge freezer. Tiled splashbacks, stainless steel sink and drainer, electric oven and hob, finished with wood effect flooring.

## Bedroom One

11' 5" x 8' 11" ( 3.48m x 2.72m )

Double glazed window to the side aspect, heater and carpet.

## Bedroom Two

10' 5" x 7' ( 3.17m x 2.13m )

Double glazed window to the side aspect, heater and carpet.

## Family Bathroom

Three piece suite comprising panel bath with electric shower, wash hand basin with vanity storage and a W/C. The room has a double glazed window, extractor and wood effect flooring.

## Outside

Ample residents and on street parking, communal grounds.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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14 High Street  
HITCHIN SG5 1AT

EPC Rating: C

Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

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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.



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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Property Ref: HIT308258 - 0005