



**Connells**

Capswell Court  
Hitchin



## Property Description

**\*\*50% SHARED OWNERSHIP\*\*** A fabulous upper floor apartment boasting stunning views from a private west facing balcony situated in the heart of Hitchin town centre.

Offering fantastic open plan living space with a south facing aspect, two excellent sized bedrooms and a family bathroom, an ideal first time purchase. Externally the property also benefits from secure gated access and off-street parking.

Capswell Court is a private gated development within a stonethrow of Hitchin's bustling High Street, Flat 25 is located to the rear of the complex and as such offers a quiet and private situation.

## Entrance Porch

Secure entrance with stairs leading to second floor.

## Entrance Hall

Door to front, entry phone, two storage cupboards and radiator.

## Lounge

Floor to ceiling double glazed windows to front and side aspect, TV and telephone points and two radiators. Door to balcony.

## Kitchen

Fully fitted kitchen with a range of wall and base units, work surfaces with matching splashback and stainless steel sink and drainer. Integrated appliances include dishwasher, fridge/freezer, washer/dryer, double electric oven and gas hob with cooker hood over.

## Bedroom One

Double glazed floor to ceiling window to side aspect, built in storage, TV and telephone points and radiator.

## Bedroom Two

Double glazed floor to ceiling window to side aspect, TV and telephone points and radiator.

## Bathroom

Wash hand basin, bath with shower over, WC, extractor fan, partly tiled and heated towel rail.

## Outside

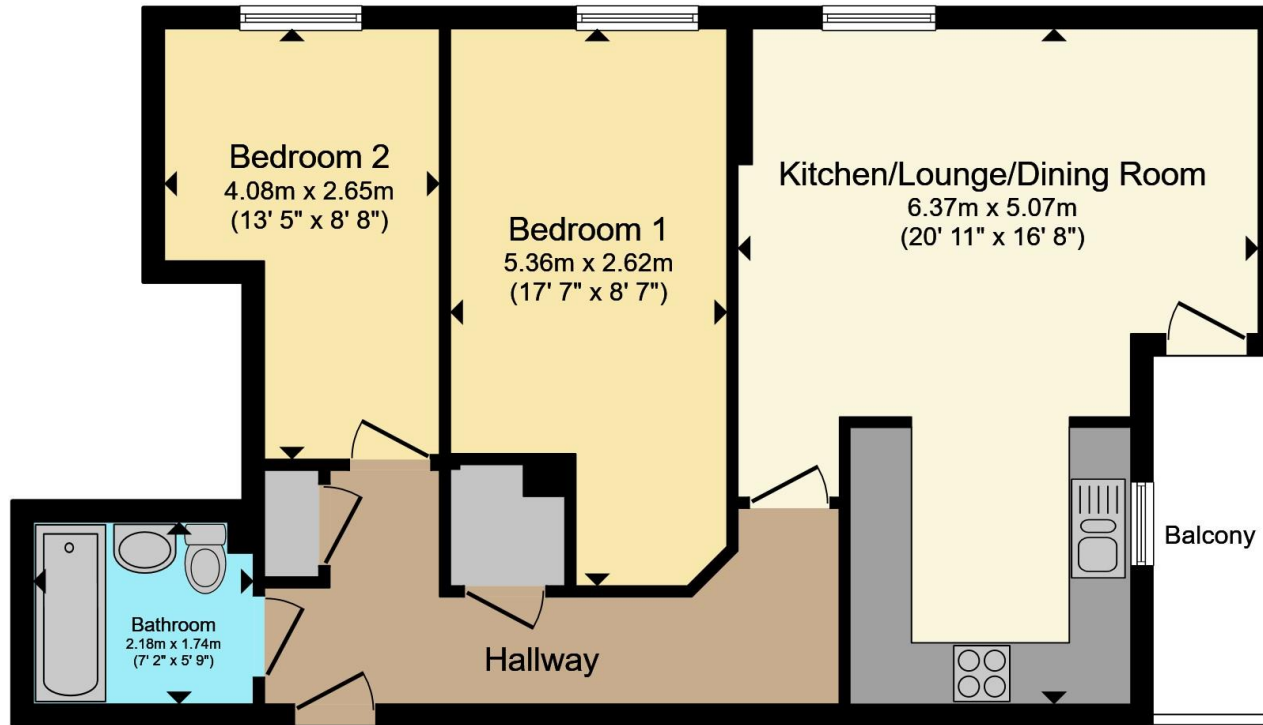
## Parking

Parking for one car and access to visitors parking.









Total floor area 65.5 m<sup>2</sup> (705 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  
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EPC Rating: B

Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HIT308451](http://connells.co.uk/Property/HIT308451)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. 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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