NORGANS

Surveyors & Estate Agents

23 THE MAPLES

HITCHIN

23 The Maples

Hitchin

Hertfordshire SG4 9HA

Price Guide £260,000

CHAIN FREE AND LEASE EXTENDED!!
Viewings to commence Saturday 19th September

Located within a mature private development on the south side of Hitchin, this stylish 2 double bedroom top floor apartment comes with a garage and a balcony overlooking the attractive communal gardens.

The accommodation comprises spacious within room, balcony, refitted dining kitchen, refitted bathroom and 2 spacious bedrooms. Secure communal entrance and ground floor lockable store.

Externally attractive communal gardens to the front, park views to the rear.

Local shops include M and S convenience store just down the road. Easy access to nearby countryside and the town centre is at the bottom of Park street.

Viewing

By appointment with Norgans Estate Agents.

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Communal entrance door opening to:-

Communal Entrance Hall

Stairs to all floors.

ON THE SECOND FLOOR

Landing

Wooden entrance door to Flat no. 23.

Entrance Hall

Doors to all rooms. Security entryphone. Built-in storage cupboard with shelving. Electric radiator. Wood effect flooring. Smoke alarm.

Living Room

16'8" x 10'11" (5.08m x 3.33m)

Recessed spotlights. TV point Telephone point. Wood effect flooring. Electric radiator. uPVC double glazed patio doors opening to the Balcony. Door to Kitchen.

Balcony

Metal railings. Overlooking communal gardens to the front.

Kitchen

12'4" x 9'9" (3.76m x 2.97m)

Recently refitted with a range of handleless floorstanding and wall mounted storage units with soft close doors and drawers. Franke 1.5 bowl stainless steel sink unit with drainer and chrome mixer tap. White marble effect worksurfaces. Integrated slimline dishwasher (not tested). Integrated washing machine (not tested). Tall upright larder cupboard. Integrated fridge (not tested). Integrated electric hob (not tested) with extractor over (not tested). Part tiled walls. Electric radiator. Wood effect flooring. Built-in airing cupboard with pressurised hot water tank (not tested). uPVC double glazed window with attractive views.

Bedroom One

12'8" x 10'5" (3.86m x 3.18m)

Electric radiator. uPVC double glazed window to front.

Bedroom Two

11'11" x 9'5" (3.63m x 2.87m)

Electric radiator. uPVC double glazed window to rear.

Bathroom

7'0" x 5'11" (2.13m x 1.80m)

Plus recess. Fitted with a suite comprising push button concealed cistern W.C, wall mounted washbasin and bath with mixer tap and handheld shower attachment plus shower screen. Ceramic tiled walls. Storage cupboard. Heated chrome towel radiator. uPVC double glazed frosted window to rear.

OUTSIDE

Garage

Single brick built garage located en-bloc with up and over door. The garage is at the rear of the flats, in the fourth block along - second one in from the fence.

Parking

Communal parking area (unallocated).

Store

Store cupboard suitable for bikes, buggies etc. located in the communal hallway on the ground floor (third one on the right).

FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is Band C This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

FLOOR AREA

Approx .....sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. conservatory, integral garage etc).

EPC RATING

TBA

SERVICES

All mains services are understood to be installed and connected except gas. Please note that we have not tested any services installations or appliances.

LEASE DETAILS

We understand a lease extension has already been finalized but await full details of new lease length. The original lease was 99 years from 24th June 1973.

Ground Rent: £40 pa currently

Service Charge: £1260.00 pa starting from 24/6/26

VIEWINGS

Norgans are committed to providing COVID19 safe viewings, and in order to protect the health, safety and well being of our staff, vendors and prospective buyers we have implemented changes to our viewing policy.

Please be aware that you will be required to wear a mask during the course of the viewing and hand sanitise on arrival at the property. You must advise us immediately if you develop symptoms or are required to self isolate.

GDPR

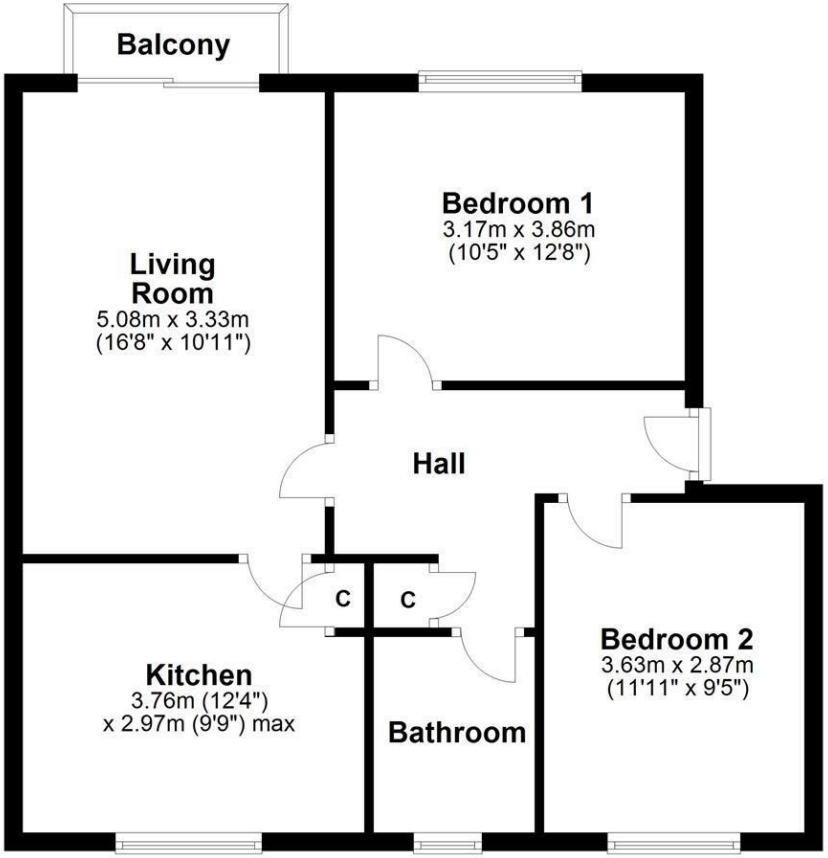
Please be aware as part of our COVID19 safe procedures, prior to booking any viewing Norgans may request more comprehensive personal information from you in respect of your ability to purchase, your general health and that of your family/close contacts. This information will be retained only for as long as it is required to protect the safety of our vendors and staff from COVID19 infection.

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website www.norgans.co.uk.

Second Floor



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