



18 Morello Gardens • Stevenage Road • Hitchin • Hertfordshire • SG4 9DW

Guide Price £250,000

Charter Whyman

TOWN & VILLAGE HOMES



SMART FIRST FLOOR APARTMENT LIFT TO ALL FLOORS ALLOCATED OFF-STREET PARKING

THE PROPERTY

This pleasingly proportioned apartment is situated on the first floor of a purpose-built complex constructed some 20 years ago. There is an entry-phone system linking the flat to the main external entrance door for security and the communal halls, stairs and landing are kept clean and tidy. There is a lift serving all floors. The block is of insulated cavity construction.

The apartment provides a spacious living room with square bay window, kitchen/breakfast room with 'Juliet' balcony, master bedroom with square bay window, built in wardrobe and en suite shower room, second bedroom or study with bank of built-in cupboards/wardrobe and a bathroom. It benefits from double-glazing and its own independent gas fired central heating system.

THE OUTSIDE

The apartment blocks are set in well maintained communal grounds extending to one and a quarter acres with lawns and ornamental shrubs and trees.

The apartment has an allocated parking space and there is additional parking for visitors.

THE LOCATION

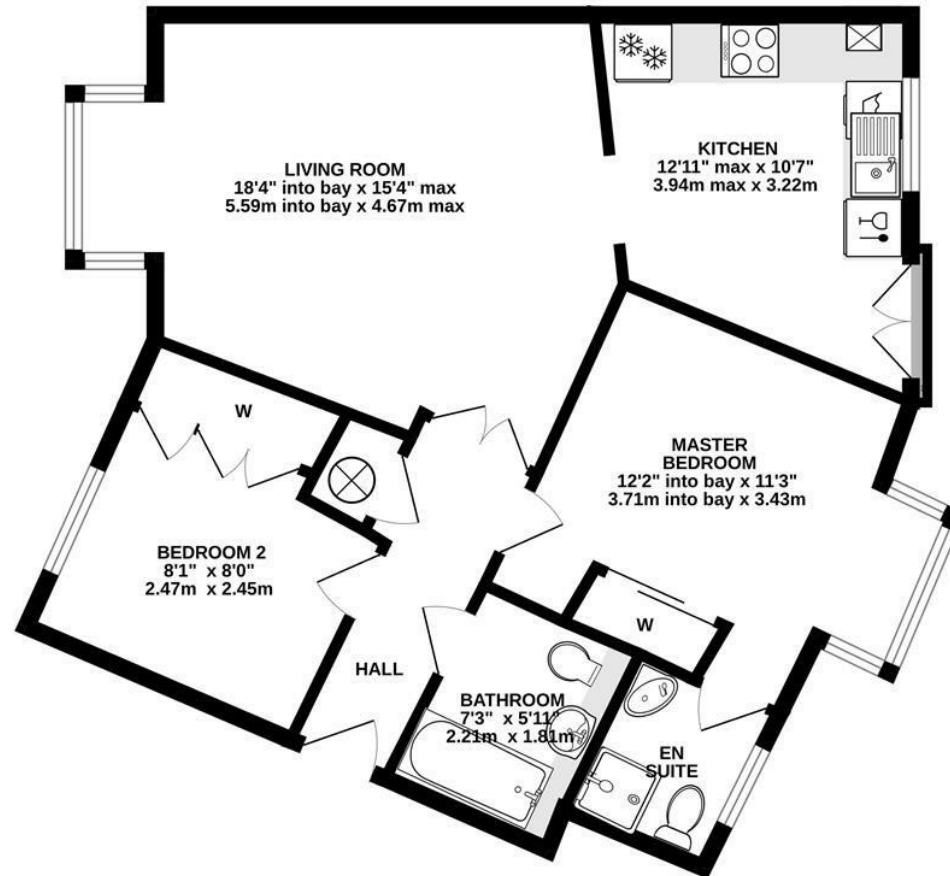
Morello Gardens is situated on the south side of the highly regarded market town of Hitchin in north Hertfordshire, just a mile from the town centre and a mile and a quarter from the mainline railway station. Hitchin is on the East Coast Mainline with regular services to London running throughout the day. The fastest journeys to St Pancras take just 33 minutes, to Cambridge 32 minutes and Peterborough 40 minutes. Junction 8 on the A1 (M) is only a 2.2 mile drive away.

This highly regarded north Hertfordshire market town of Hitchin is often rated as one the best places to live in the UK. In addition to its attractive historic centre, it offers a wide range of amenities including excellent schools, a shopping centre outstanding in its scope and variety, a fine market, a wide range of pubs and restaurants, leisure facilities and places of worship. The adjoining towns of Letchworth Garden City and Baldock widen the range of facilities yet further.





FIRST FLOOR
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.3 sq.m.) approx.
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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COUNCIL TAX

Band - D

EPC RATING

Band - C

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000

www.north-herts.gov.uk

TENURE

LEASEHOLD: 125 year term from 1st January 2002 with 102 years remaining.
Ground Rent: £250 pa. Service Charge: £2,800 pa.

SERVICES

MAINS water, sewerage, gas and electricity are connected to the property.
BROADBAND: A choice of providers with claimed download speeds of up to 1800 Mbps.
MOBILE SIGNAL: Most providers claim up to 4G coverage, O2 claims to provide 5G.

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

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