



**Connells**

Chapman House Hazelwood Close  
Hitchin



## Property Description

A fantastic 1st floor flat situated centrally to both the train station and town centre. The larger than average internal accommodation is beautifully presented by the current vendor and offers great living space, a double bedroom, smartly fitted kitchen and a lovely bathroom. Further benefits include a large balcony, garage and parking.

## Communal Entrance

Secure communal entrance.

## Entrance Hall

Door to front and radiator.

## Storage

Storage outside front door with plumbing, boiler and power.

## Lounge

Double glazed window to rear aspect, double glazed window to side leading to balcony, and radiator.

## Kitchen

Fully fitted kitchen with double glazed window to front aspect, work surfaces with splashback, one and a half bowl porcelain sink and drainer, space for fridge/freezer, integrated appliances including electric oven, induction hob, cooker hood over, and vinyl flooring.

## Bedroom

Double glazed windows to rear and side aspect, and two radiators.

## Bathroom

Double glazed window to side aspect, wash hand basin with vanity, walk-in shower, WC, partly tiled, vinyl flooring and radiator.

## Outside

## Shed

Brick-built storage shed.

## Garage En Bloc

Single garage en bloc.









**Floor Plan**

Total floor area 53.0 m<sup>2</sup> (570 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)



To view this property please contact Connells on

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14 High Street  
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EPC Rating: C Council Tax Band: A

Service Charge: 644.00 Ground Rent: 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HIT307509](http://connells.co.uk/Property/HIT307509)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Oct 2001. 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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