



Connells

Whitmore House, Eskil Paddock,
Stotfold, Hitchin.



Property Description

Eskill Paddock is centrally situated in the desirable Bedfordshire town of Stotfold, located just north of the Hertfordshire border. Stotfold is home to various shops and businesses including a supermarket, bakery, GP Surgery, pharmacy, hairdressers, Daycare Nursery, Pubs and Restaurant's, library, churches, Dentist and a garages which are a short walk from the property. As well as a choice of lower schools; St Mary's Academy, Roecroft Lower school, Pixbrook Academy (9-16 yrs) school and Eatonbury Academy (9-18 yrs) all within Stotfold. High Schools in neighbouring Letchworth and Samuel Whitbread at Clifton. Close by to 4 recreational Areas for Children play equipment, Football pitches, tennis courts, skate park, Pendleton Sports Centre all weather pitches and Gym and Stotfold's own Football Club Stadium. Easy access for commuters, the A1M (under 1.5 mile) the North and Cambridge. Rail travel to reach the capital in just 40 minutes by train from Arlesey railway station, located 2.5 miles from Church Road. Bus Stop (at the end of the road) with regular bus services to local towns.

More amenities can be found in Letchworth, 2.5 Miles just a 10-minute drive, Baldock 2.3 Miles, Hitchin 5.2 Miles. for excellent shopping and eateries. Letchworth is the world's first Garden City, with specialist shops, 35 eateries, an art deco four-screen cinema, a museum and an arts centre.

Key Features:

- Long lease length (995 years remaining).
- The property is less than five years old.
- Spacious accommodation.
- Two parking spaces.
- Good size bedrooms.
- Secure entry phone.
- Quiet development.
- Modern kitchen with integrated appliances.



Internal

Entrance Hall

The entrance hall contains a secure entry phone system, fitted carpet and a radiator.

Lounge

Spacious lounge benefiting fitted carpet, radiator and a double glazed window.

Kitchen

Fully fitted modern kitchen including grey matching wall/base units with work surfaces oven. Further benefits include integrated washing machine, integrated dishwasher, integrated fridge/freezer, space for an oven, extractor fan, spot lights, radiator and two double glazed windows.

Bedroom One

Spacious bedroom including fitted carpet, radiator and a double glazed window.

Bedroom Two

Another good size bedroom including fitted carpet, radiator, loft hatch access, and a double glazed window.

Bathroom

Fully fitted bathroom suite offering a bathtub with an over head shower, plus shower screen. The room also contains a low level WC, wash hand basin, heated towel rail, extractor fan and grey tiled flooring.

External

Parking

Two property benefits two allocated parking spaces to the rear of the property.

Agents Notes:

Tenure: Leasehold.

Lease Length: 999 years from 2022 (995 years remaining.)

Annual Service Charge: £1085 (vendor advises.)

Annual Ground Rent: Peppercorn rent (vendor advises.)





Ground Floor

Total floor area 66.3 m² (714 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

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To view this property please contact Connells on

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6 Station Parade
 LETCHWORTH SG6 3AR

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 1085.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LCH309708

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. Should you require 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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