



**Connells**

Starlings Bridge Nightingale Road  
Hitchin



# Starlings Bridge Nightingale Road Hitchin SG5 1QW

for sale offers in excess of  
**£300,000**



## Property Description

Offered to the market is this delightful two bedroom apartment situated on the ground floor of this gated development.

This property comprises entrance hall, open plan kitchen/lounge, master bedroom with en suite, second good sized bedroom and a family bathroom. Furthermore this home has direct access to communal grounds, allocated underground parking and visitor bays.

The property itself is well located and sits in Hitchin town centre and is a short walk from the mainline train station which has direct links in to London Kings Cross & Cambridge.

## Communal Entrance

### Entrance Hall

Door to front, airing cupboard, wood effect flooring and storage heater.

### Open Plan Living Space

23' 7" x 11' 1" max ( 7.19m x 3.38m max )

### Kitchen Area

Fully fitted kitchen with a range of wall and base units, breakfast bar, work surfaces with splashback tiling, stainless steel sink and drainer, space for fridge/freezer, integrated washing machine and dishwasher, electric oven and hob with cooker hood over.

### Lounge Area

Double glazed door to rear aspect with access to communal gardens. TV and telephone points, wood effect flooring and storage heater.

### Bedroom One

17' 4" max x 9' max ( 5.28m max x 2.74m max )

Double glazed window to rear aspect, built-in wardrobe, TV point and electric heater.

## En Suite

Wash hand basin with vanity, shower cubicle, WC, shaver point, extractor fan and heated towel rail.

## Bedroom Two

14' max x 6' 10" max ( 4.27m max x 2.08m max )

Double glazed window to rear aspect, built-in cupboard and electric heater.

## Bathroom

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

## Outside

## Communal Gardens

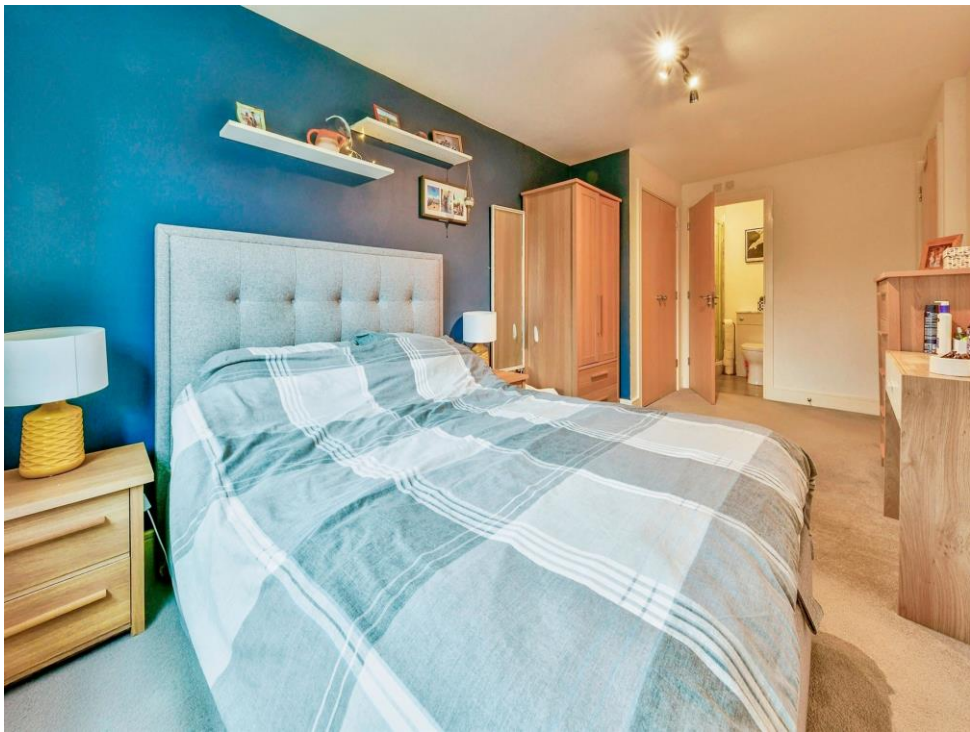
Landscaped communal gardens with gated access to Bancroft Park.

## Parking

Underground parking with space for one car.



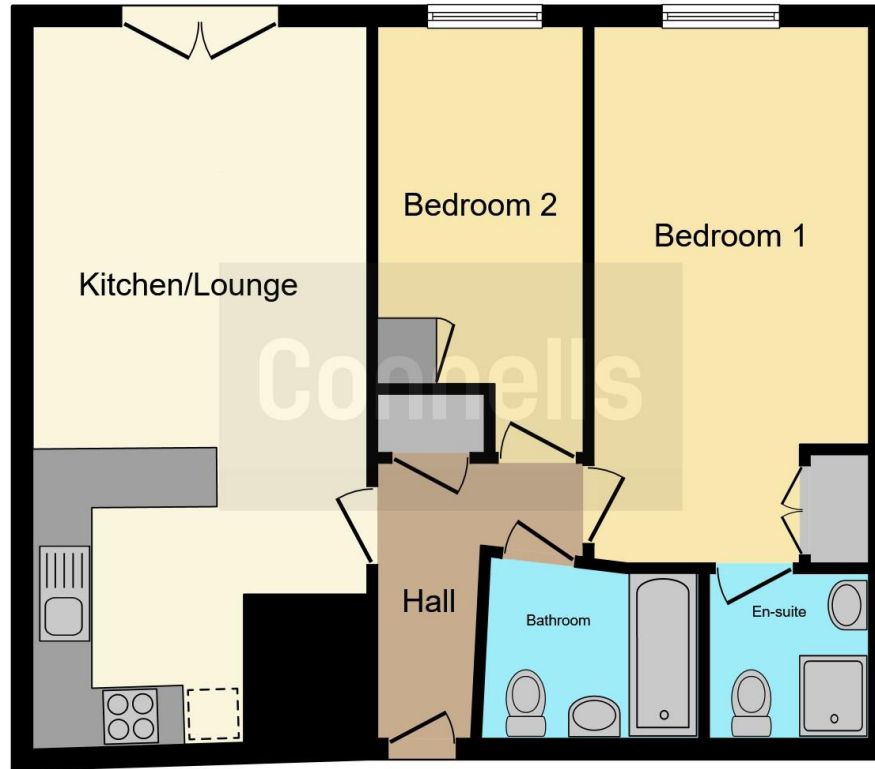












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01462 437 666**  
**E [hitchin@connells.co.uk](mailto:hitchin@connells.co.uk)**

14 High Street  
 HITCHIN SG5 1AT

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 2460.28

Ground Rent:  
 175.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HIT307934](http://connells.co.uk/Property/HIT307934)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2006. 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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