



**Connells**

St. Annes Court St. Annes Road  
Hitchin





## Property Description

Offered to the market chain free, this one bedroom ground floor maisonette is conveniently situated within walking distance of the town centre and Hitchin's mainline train station. The property briefly comprises of a large open plan living area, combining the lounge, dining space and kitchen as well as a generous double bedroom and a bathroom.

Externally, the maisonette includes off-road parking and is ideally located within walking distance of the town centre and train station, making it an excellent choice for commuters or those looking to enjoy local amenities. This is an ideal purchase for first time buyers and downsizers alike.

## Entrance Hall

Single glazed door to front, fuse box and radiator.

## Open Plan Living Space

18' 11" x 12' 4" ( 5.77m x 3.76m )

## Lounge

Open to Kitchen. Single glazed bay window to front aspect, TV and telephone points and radiator.

## Kitchen

Open to Lounge. Single glazed window to rear aspect, a range of wall and base units, ceramic sink and drainer, electric oven, hob with cooker hood over, space for fridge/freezer and washer/dryer, boiler, and tiled effect vinyl flooring.

## Bedroom

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

Single glazed window to side aspect and radiator.

## Bathroom

Single glazed window to side aspect, wash hand basin, panelled bath, WC, partly tiled, extractor fan, vinyl effect tiled flooring.

## Parking

Allocated covered parking bay for one car with additional space in front for one car.

## Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



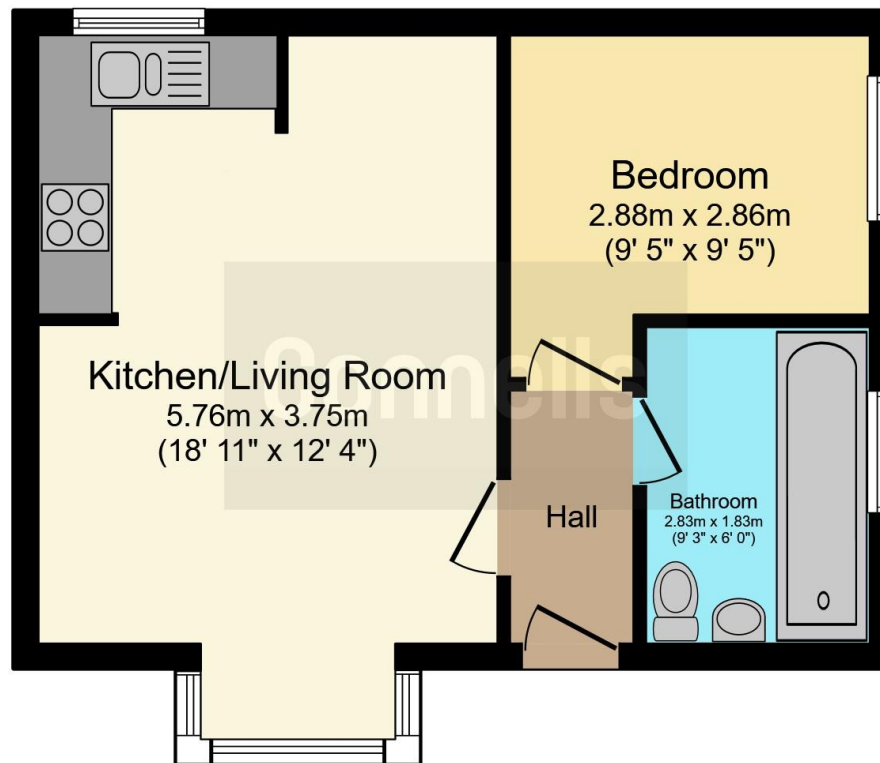












Total floor area 35.0 m<sup>2</sup> (377 sq.ft.) approx

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.focalagent.com](http://www.focalagent.com)

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: B

Service Charge: 850.00 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HIT307770](http://connells.co.uk/Property/HIT307770)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 24 Jun 1990. 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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