



Pond Court Codicote Hitchin SG4 8YY

for sale
£120,000



Property Description

A well-presented one-bedroom first-floor retirement apartment for the over 55s, situated in the sought-after village of Codicote. The development benefits from lift access, allocated parking, beautifully maintained communal gardens with a tranquil fish pond, and a welcoming community atmosphere. The apartment offers excellent potential for modernisation, allowing a purchaser to update it to their own taste. Conveniently located close to local bus routes and village amenities.



Living/Dining Room

17' 4" x 10' 6" (5.28m x 3.20m)

Kitchen

7' 4" x 5' 5" (2.24m x 1.65m)

Bedroom

14' 1" x 8' 8" (4.29m x 2.64m)

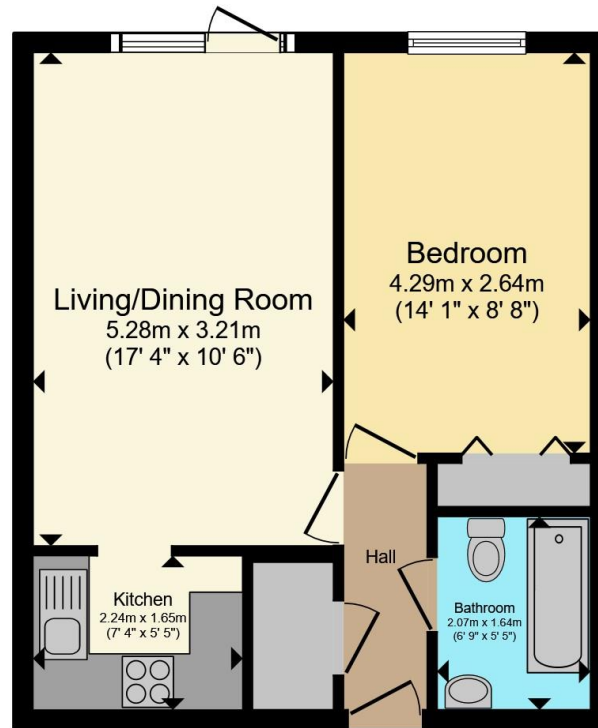
Bathroom

6' 9" x 5' 5" (2.06m x 1.65m)









Total floor area 41.8 m² (450 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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38 Wigmores North
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EPC Rating: B Council Tax
 Band: C

Service Charge:
 3244.02

Ground Rent:
 604.78

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1987. 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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