



**Connells**

Westbrook Court Stevenage Road  
Hitchin

Westbrook Court Stevenage Road  
Hitchin SG4 9DH

for sale  
**£230,000**



### Property Description

A well presented two bedroom chain-free first floor flat ideally situated in Hitchin, within easy reach of the town centre and offering convenient access to the A1(M).

The property comprises two bedrooms, a family bathroom, a spacious lounge, and a modern fitted kitchen.

Further benefits include gas central heating and allocated parking, making this an ideal opportunity for first-time buyers, couples or investors.



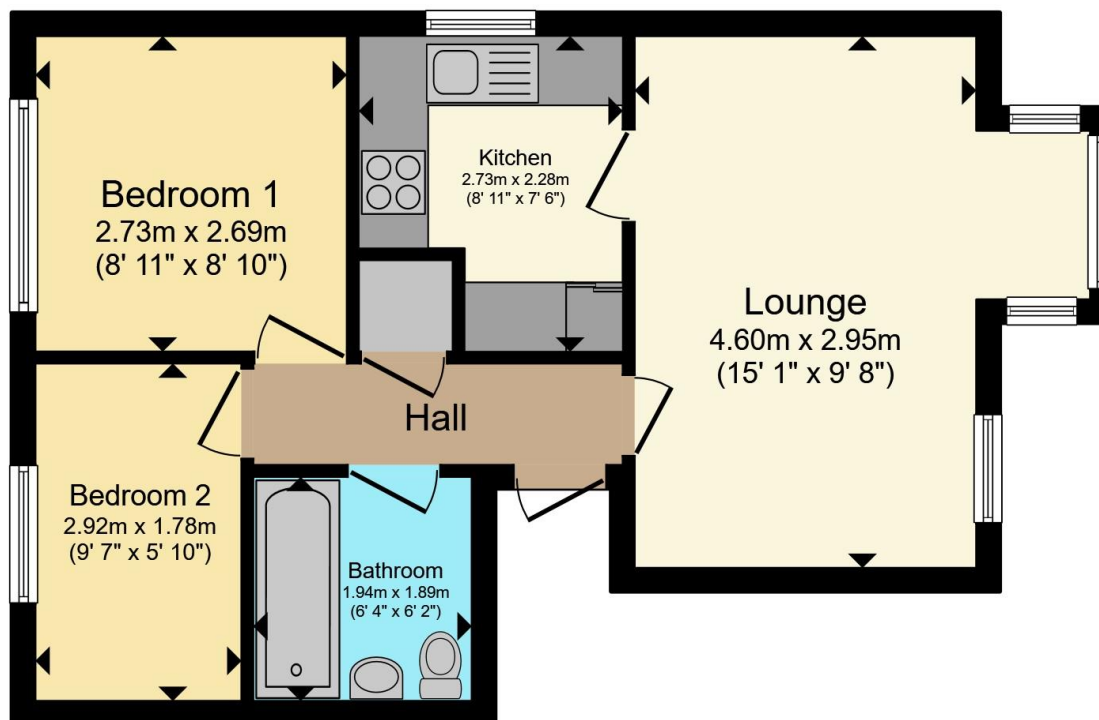
## Key Features

- Chain free, first floor flat
- Two bedrooms
- Gas central heating
- Modern fitted kitchen
- Spacious lounge
- Close to Hitchin town centre
- Easy access to the A1(M)
- Allocated parking









Total floor area 41.9 m<sup>2</sup> (451 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)

**Connells**

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: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HIT308738](http://connells.co.uk/Property/HIT308738)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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