



**Connells**

Capswell Court  
Hitchin



## Property Description

Situated in the heart of Hitchin, this well presented two bedroom apartment offers an excellent opportunity to acquire a 30% shared ownership property within a private gated development.

Located on the second floor, the property welcomes you with a wide and spacious entrance hall leading through to two well proportioned bedrooms and a modern family bathroom. The apartment further benefits from a bright and contemporary open plan kitchen and living area with direct access to a private balcony.

Additional features include allocated parking for one vehicle and the security of a private gated development, all within easy reach of Hitchin's town centre amenities and transport links.

## Communal Entrance

Secure communal entrance with stairs leading to first floor.

## Entrance Hall

Door to front, two storage cupboards and radiator.

## Open Plan Living Space:

### Kitchen Area

Fully fitted kitchen with double glazed window to side aspect, work surfaces with splashback, electric oven, gas hob with cooker hood over, one and a half bowl stainless steel sink and drainer, integrated dishwasher, space for washing machine and fridge/freezer, and laminate flooring.

### Lounge Area

TV point, laminate flooring and double glazed door leading to balcony.

## Bedroom One

Double glazed window to rear aspect, TV point and radiator.

## Bedroom Two

Double glazed window to rear aspect and radiator.

## Bathroom

Wash hand basin, bath with shower over, WC, shaver point, partly tiled and heated towel rail.

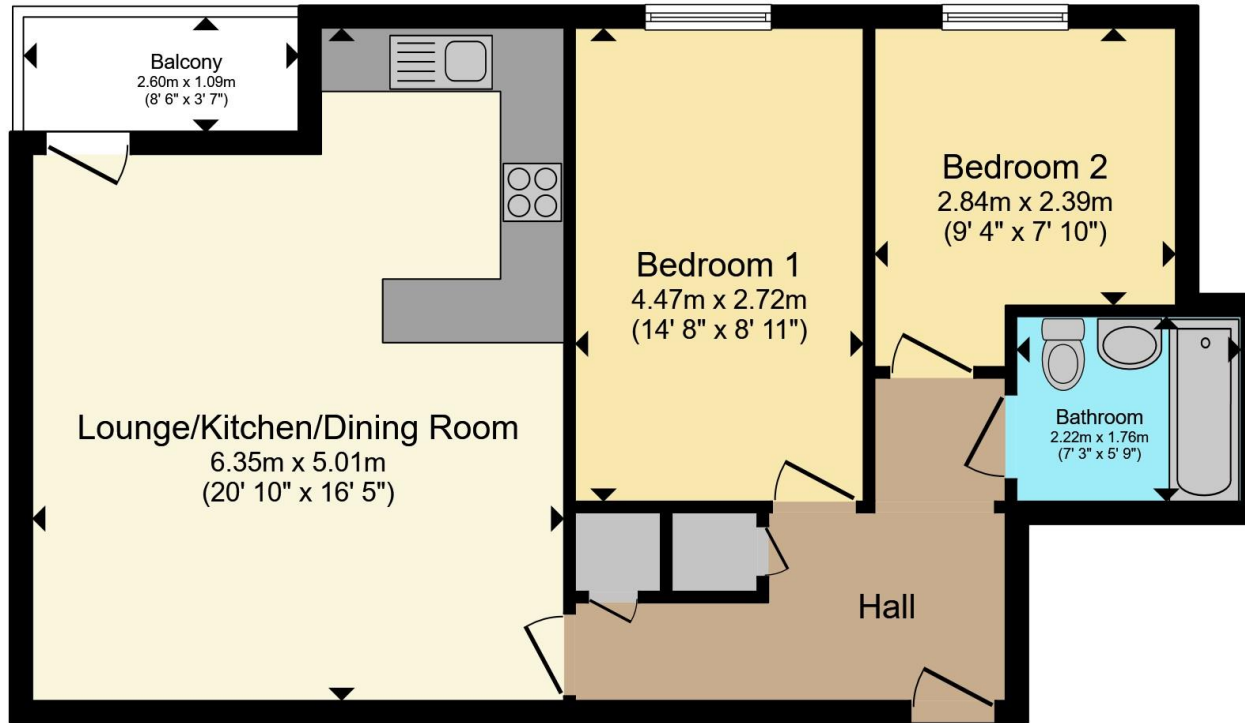
## Parking

Allocated parking space.









Total floor area 63.2 m<sup>2</sup> (680 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)



To view this property please contact Connells on

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14 High Street  
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EPC Rating: B    Council Tax  
 Band: C

Service Charge:  
 1984.80

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HIT308498](http://connells.co.uk/Property/HIT308498)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. 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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