



Connells

Wedgewood Road
Hitchin



Property Description

A smartly presented one double bedroom flat situated in this popular development close to the train station. Located on the first floor and featuring a good size living space, double bedroom, separate kitchen and bathroom this property would suit a first time buyer perfectly. There is also the further benefit of a residents only parking area.

Wedgewood Road is a quiet development situated at the end of a cul-de-sac offering the commuter perfect access to both rail and road links.

Communal Entrance

Stairs leading to first floor.

Entrance Hall

Door to front and buzzer entry.

Lounge

Double glazed window to front aspect, TV and telephone points and electric radiator.

Kitchen

Fully fitted kitchen with double glazed window to rear aspect, a range of wall and base units, one and a half bowl Butler style sink, work surfaces with matching splashback, electric oven, hob with cooker hood over, space for fridge/freezer, plumbing for washing machine and dishwasher, airing cupboard and extractor fan.

Bedroom

Double glazed window to front aspect and electric storage heater.

Bathroom

Double glazed window to front aspect, wash hand basin, bath, WC, extractor fan, heated towel rail and wall heater.

Outside

Communal Gardens

Communal gardens mostly laid to lawn with mature trees and bushes.

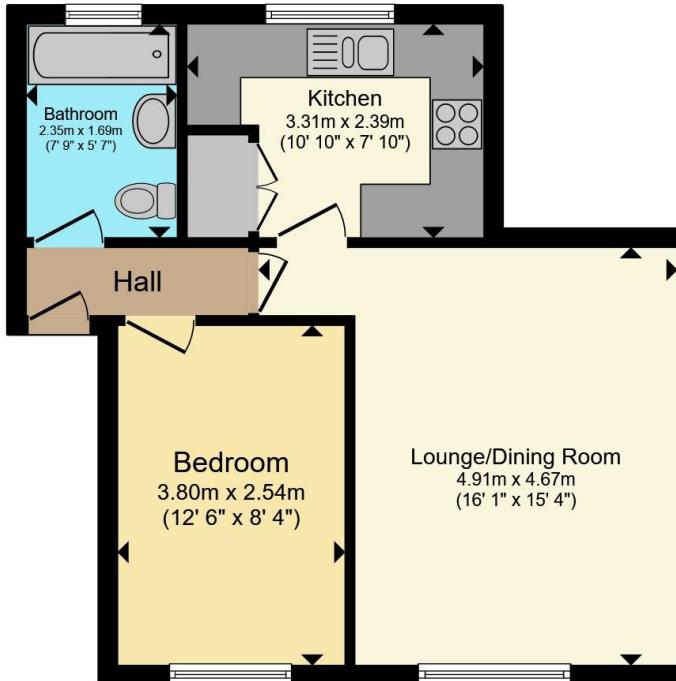
Parking

Ample residents and on-street parking available.









Floor Plan

Total floor area 42.6 m² (459 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

Connells

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:
 1200.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308214

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Sep 2021. 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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