



**Connells**

Archers Court Elmside Walk  
Hitchin



### Property Description

A two bedroom apartment in this highly sought after retirement development. Offering fabulous open plan living space, two good size bedrooms and a modern wet room. The development also has a large residents car park.

The Archers Court development itself has on-site staff, emergency cords in each room, a communal entertainment room and stunning communal gardens. The service charge includes on-site staff presence, emergency call system, buildings insurance and maintenance of the communal areas and gardens.

### Secure Communal Entrance

Secure communal entrance with stairs and passenger lift leading to first floor.

### First Floor

#### Entrance Hall

Door to front, entry phone, large storage cupboard.

#### Lounge

Double glazed window to rear aspect, TV and telephone points and electric heater.

#### Kitchen

Fully fitted kitchen with a range of wall and base units, work surfaces with splashback tiling, one and a half bowl stainless steel sink and drainer, integrated double electric oven, induction hob with cooker hood over. Space for fridge/freezer, washing machine and dishwasher.

## Bedroom One

Double glazed window to rear aspect and electric heater.

## Bedroom Two

Double glazed window to rear aspect and electric heater.

## Wet Room

Wet room with wash hand basin and vanity, shower, WC, shaver point, partly tiled, extractor fan and wall-mounted heater.

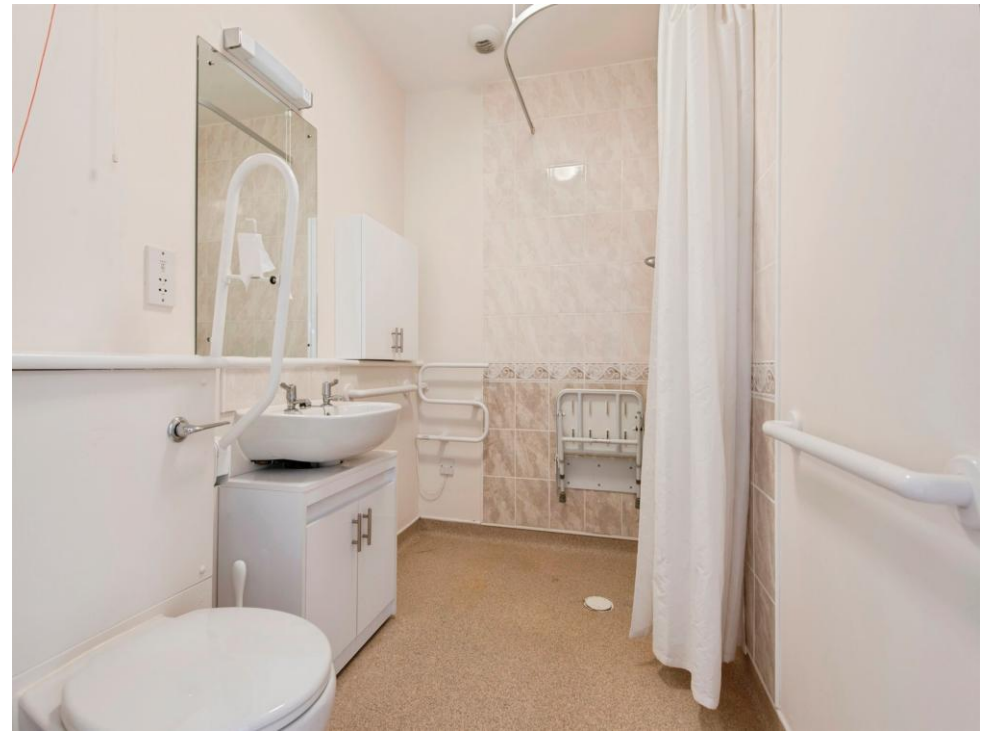
## Communal Grounds

Very well presented communal grounds.

## Parking

Residents parking.









**First Floor**

Total floor area 58.6 m<sup>2</sup> (631 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



To view this property please contact Connells on

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14 High Street  
 HITCHIN SG5 1AT

EPC Rating: C

Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HIT308677](http://connells.co.uk/Property/HIT308677)**

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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