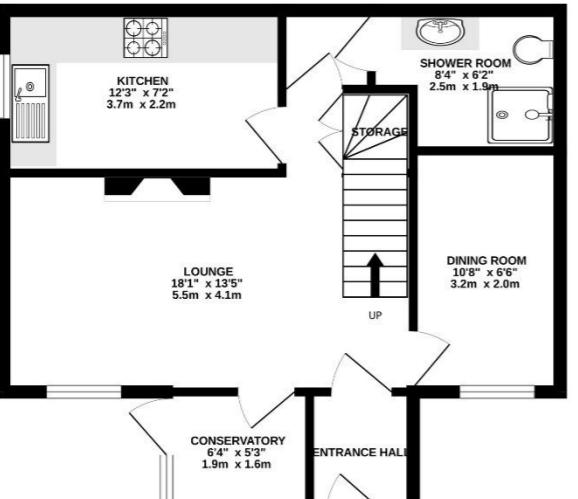
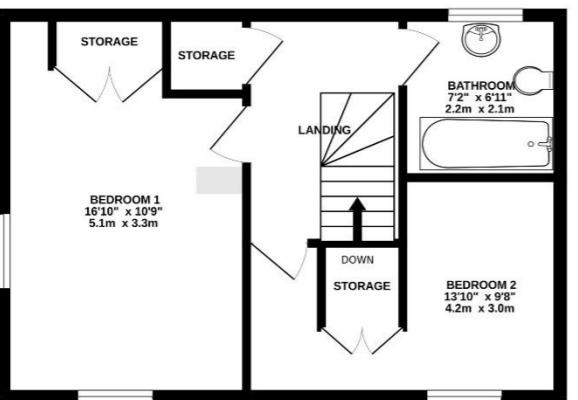


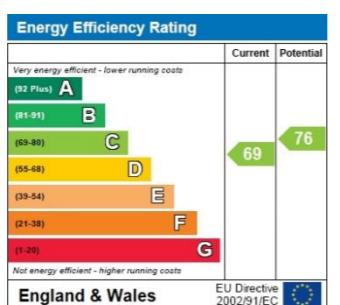
GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 882 sq.ft. (81.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

Coach House, Codicote Leasehold Guide Price £275,000



A TWO BEDROOM COACH HOUSE OFFERED CHAIN FREE AND METICULOUSLY REFURBISHED TO A VERY HIGH STANDARD. SET IN THIS ATTRACTIVE MODERN PURPOSE BUILT COMPLEX WITH LANDSCAPED COMMUNAL GARDENS. CHAIN FREE, LEASEHOLD.

- Retirement Coach House
- Two Bedrooms
- Large Lounge
- Dining Room
- Two Bathrooms
- Refurbished
- Gas Central Heating
- Chain free
- Leasehold
- EER:C



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Offices in Potters Bar, Hatfield, St Albans, Overseas offices in Gibraltar and Costa Del Sol, Spain

Coach House, Codicote



Coach House, Codicote

A Spacious Two-Bedroom Coach House - Chain Free

This well-presented two-bedroom coach house is offered chain free and is set within an attractive, modern, purpose-built development featuring beautifully landscaped communal gardens.

The property comprises an inviting hallway, a bright and spacious lounge, a separate kitchen, a dining room, a downstairs shower room, a conservatory, and two well-proportioned bedrooms, with a further bathroom located upstairs.

Conveniently located just moments from the village's High Street, the property is within easy reach of a variety of local amenities, including a convenience store, Post Office, pharmacy, bakery, eateries, hairdressers, dry cleaners, St. Giles Church, and bus routes connecting to surrounding towns and villages such as Welwyn and Hitchin, offering ample opportunities for trips and outings.

The accommodation boasts a light-filled lounge overlooking the gardens, an attractive dining room with a window facing the communal gardens, and a conservatory. Both bedrooms are generously sized, with one featuring fitted wardrobes and cupboards.

Additional benefits include double glazing, gas central heating, and a secure entry system.

Viewing is highly recommended. Leasehold.

Agent Notes

Residents must be over the age of 50.

Leasehold for a term of 125 years from 1st July 1987

There is a service charge and ground rent that is payable please call for details.

Further Details

The property is Leasehold
Council Tax Band - Band E

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.