



Morello Gardens, Hitchin, SG4 9DW

£250,000



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# Morello Gardens, Stevenage Road, Hitchin

**\*\* CHAIN FREE - PRIVATE GARDEN ACCESS - GROUND FLOOR \*\***

Welcomed to the market CHAIN FREE, this spacious two-bedroom ground floor apartment is located within the popular Morello Gardens development in Hitchin.

The property is accessed via a secure communal entry system and offers a bright, spacious living/dining room with French doors opening directly onto the communal garden, a well-equipped kitchen with appliances, a master bedroom with fitted wardrobes, a second single bedroom, and a modern bathroom with shower over bath.

Additional benefits include double glazing, gas central heating, ample storage, allocated and visitor parking, and the rare advantage of private access to the communal garden.

Set in the heart of Hitchin, a historic North Hertfordshire market town, the location provides excellent transport connections via the A1(M) and Hitchin train station. The town offers a wide selection of primary and secondary schools, a charming market square, independent shops, and vibrant amenities. Hitchin has also received numerous accolades, including being named the happiest place to live in Hertfordshire.





**Communal Entrance:**

Accessed via intercom system and hall leading to private door to:

**Hallway:**  
Doors to storage cupboard, radiator

**Lounge:**  
18'2" x 11'2"  
Double doors to rear garden, two double glazed windows to side, two radiators.

**Kitchen:**  
6'8" x 8'2"  
Double glazed window to side, a range of wall and base units with work tops over, electric cooker with four ring hob, fridge freezer, washing machine, sink drainer unit

**Bedroom One:**  
10'8" x 12'3"  
Double glazed window to rear, radiator, integrated wardrobes with sliding doors

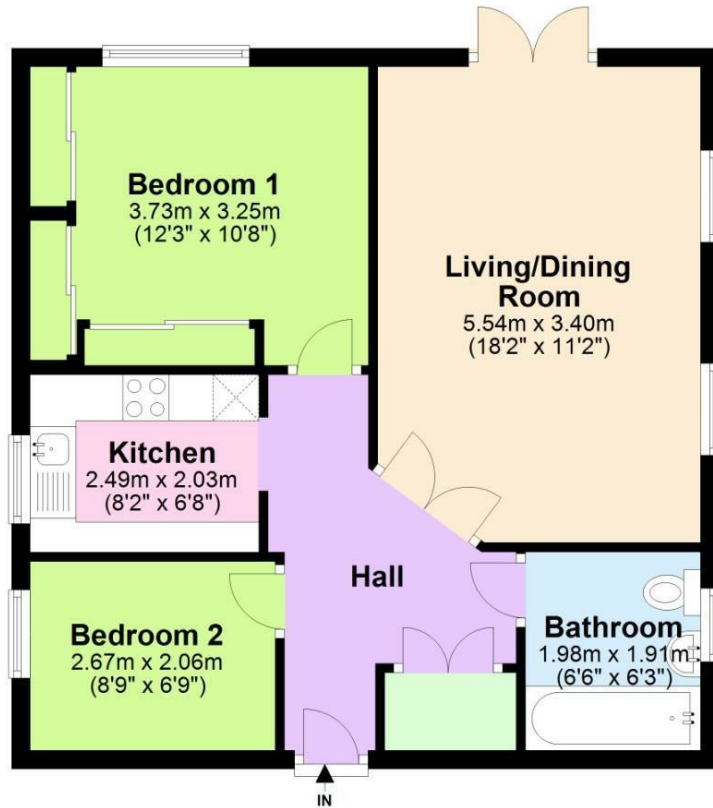
**Bedroom Two:**  
6'9" x 8'9"  
Double glazed window to side, gas radiator

**Bathroom:**  
6'6" x 6'3"  
Double glazed window to side, bath with shower over, low level WC, wash hand basin, heated towel rail

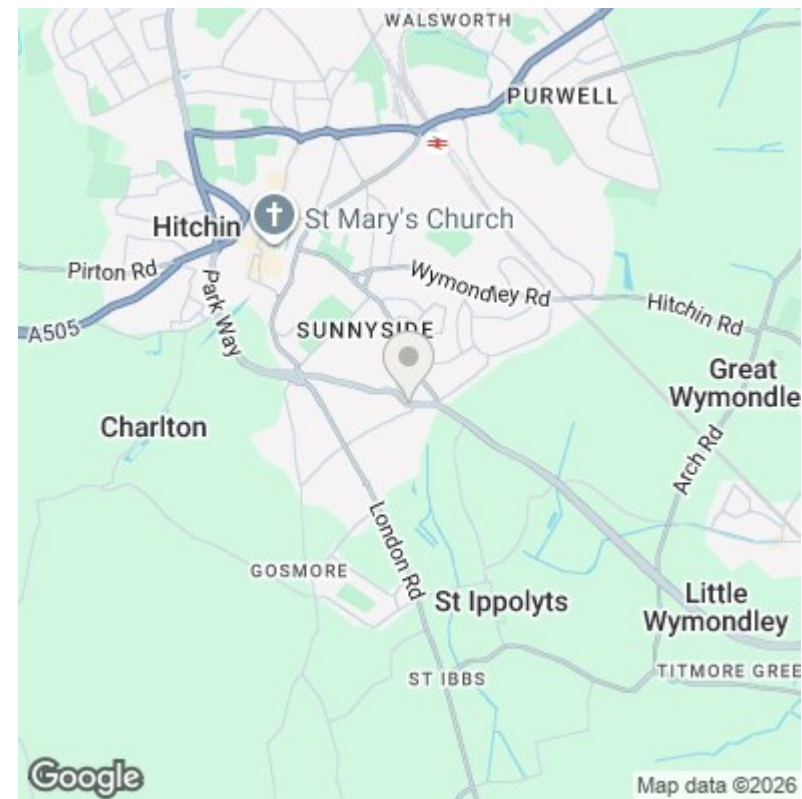
**Communal Garden:**  
Laid to lawn, direct access from apartment

**Tenure:**  
Leasehold. 101 years remaining.  
Ground Rent: £250  
Service Charge: £2,300

## Ground Floor



Total area: approx. 54.3 sq. metres (584.8 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		74	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		75	79
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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. The measurements indicated are supplied for guidance only and must be considered incorrect.
- 3: Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
- 4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
- 5: To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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