



**Connells**

The Foundry Cooks Way  
Hitchin

# The Foundry Cooks Way Hitchin SG4 0BW

for sale offers over  
**£230,000**



## Property Description

A beautifully presented one bedroom second floor apartment ideally located in Hitchin just moments from the train station, offering stylish and convenient modern living.

The property welcomes you with a spacious and wide entrance hall, setting the tone for the well-designed accommodation throughout. The heart of the home is the impressive open plan kitchen and living area. The contemporary kitchen is finished to a high specification and features a range of integrated appliances, seamlessly blending style and functionality. The generously sized bedroom benefits from built-in wardrobes providing excellent storage, while the modern family bathroom is finished to a sleek and contemporary standard.

Further benefits include allocated parking, adding to the overall convenience of this superb home. An ideal purchase for first-time buyers, commuters, downsizers or investors alike. This fantastic apartment combines comfort, quality and a prime location.

## Entrance Porch

Door to front aspect.

## Entrance Hall

Door to front aspect, storage cupboard, wooden flooring and radiator.

## Open Plan Living Area:

### Lounge Area

Two double glazed windows to side aspect, Juliet balcony with patio doors to front, TV and telephone points, and wooden flooring.

### Kitchen Area

Fully fitted kitchen with double glazed window to side aspect, a range of wall and base units, inset stainless steel sink and drainer, work surfaces with splashback, electric oven, electric hob with cooker hood over, plumbing for washing machine, built-in microwave, fridge freezer and wooden flooring.

## Bedroom

Double glazed window to front aspect, built-in wardrobes, TV and telephone points, loft access and radiator.

## Bathroom

Fully tiled bathroom with wash hand basin, panelled bath with mixer taps and shower attachment over, WC, extractor fan, shaver point and heated towel rail.

## Outside

## Communal Garden

Lawned communal gardens to the rear, bin and bike store.

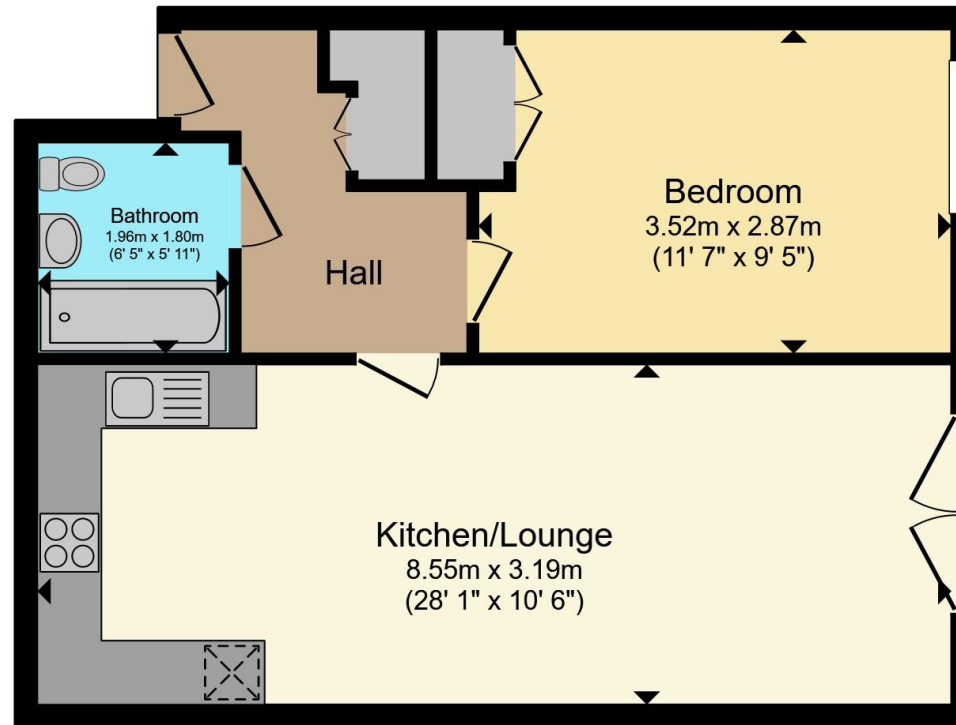
## Parking

Allocated parking for one car and visitors parking.









Total floor area 52.7 m<sup>2</sup> (567 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: B

Service Charge:  
 2387.00

Ground Rent:  
 250.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. 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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Property Ref: HIT308522 - 0006