



Connells

Priory Court
Hitchin



Property Description

Situated on the ground floor of this popular development is this much larger than average one bedroom flat.

This would be an ideal purchase for a first-time buyer or investor. This property benefits from a long lease and lovely communal gardens while being just a short stroll from town and the station.

Entrance Hall

Door to front, storage cupboard to side and radiator.

Lounge

Double glazed window to front aspect, TV point and radiator to side.

Kitchen

Fully fitted kitchen with double glazed window to rear aspect, a range of wall and base units, work surfaces with splashback, stainless steel sink and drainer, electric oven and electric hob with cooker hood over. Space for washing machine, dishwasher and fridge/freezer.

Bedroom

Double glazed window to front aspect and radiator.

Bathroom

Fully tiled bathroom with double glazed window to rear aspect, wash hand basin, bath with shower over and WC. Decent water pressure due to combination boiler.

Outside

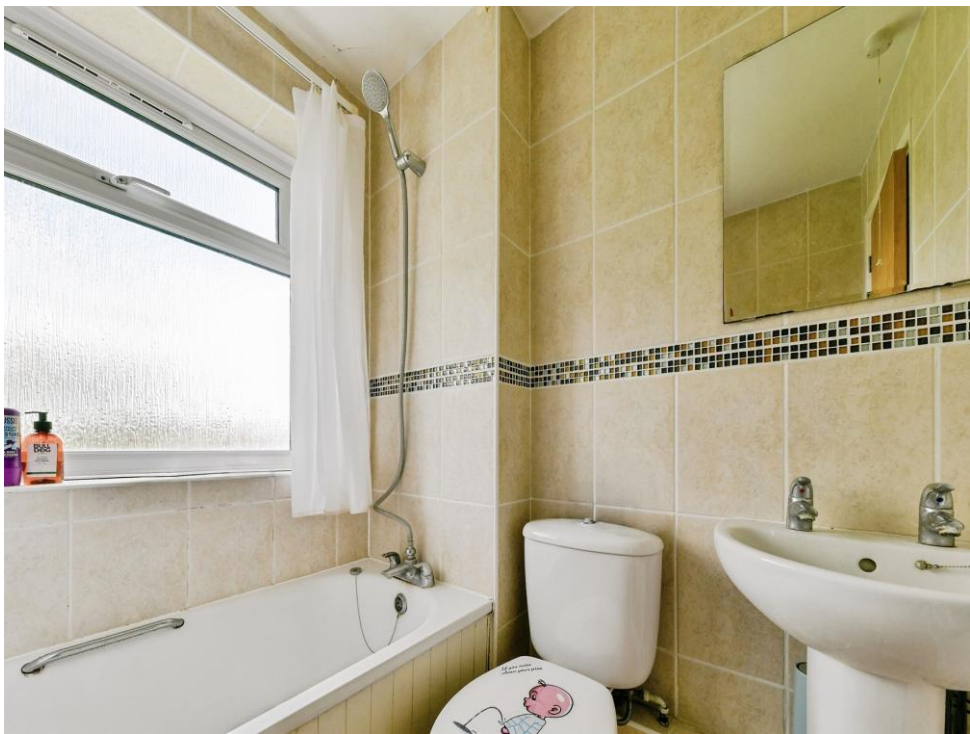
Communal Grounds

Well kept communal grounds.

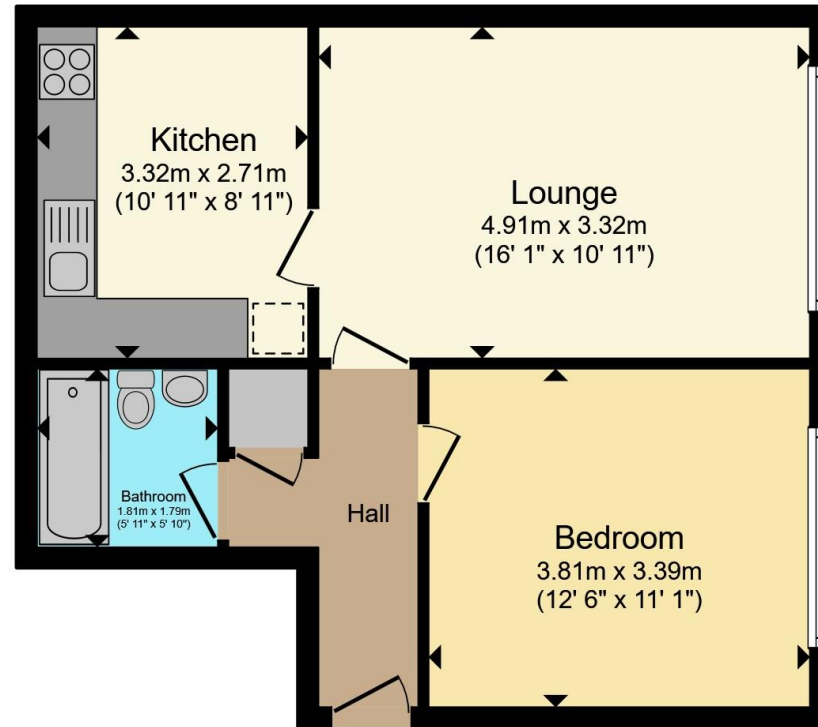
Parking

Potential to rent a parking space.









Total floor area 48.1 m² (517 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
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EPC Rating: C Council Tax Band: B

Service Charge: 2141.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308569

This is a Leasehold property with details as follows; Term of Lease 140 years from 10 Jun 2015. 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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