



Connells

Rosemary Lodge Whinbush Road
Hitchin

Rosemary Lodge Whinbush Road Hitchin SG5 1PF

for sale offers in excess of
£260,000



Property Description

This two bedroom apartment is offered chain-free and is ideally located within walking distance of both Hitchin town centre and the train station making this an ideal buy for commuters.

This home comprises an open plan kitchen/lounge with a Juliet balcony, two well proportioned bedrooms, en suite and a family bathroom. Externally, the property has communal garden areas and allocated parking. Viewings are advised!

Entrance Hall

Door to front, large storage cupboard housing washing machine, wood flooring.

Lounge

16' 1" x 9' 2" plus recess (4.90m x 2.79m plus recess)

Double glazed door to front leading to Juliet balcony, TV and telephone points, wood flooring and electric heater.

Kitchen

8' 9" x 6' 8" (2.67m x 2.03m)

Fitted kitchen with a range of wall and base units, work surfaces with splashback, electric oven, hob with cooker hood over, integrated fridge/freezer and dishwasher, tiled flooring. Open to Lounge.

Bedroom One

14' 7" x 9' 6" (4.45m x 2.90m)

Double glazed window to front aspect, built-in wardrobes, wood flooring and electric heater.

En Suite

Wash hand basin, shower cubicle, WC, extractor fan, partly tiled and heated towel rail.

Bedroom Two

14' 7" x 8' 10" (4.45m x 2.69m)

Double glazed window to front aspect, wood flooring and electric heater.

Bathroom

Wash hand basin, panelled bath with shower over, WC, extractor fan, partly tiled, spotlights and heated towel rail.

Outside

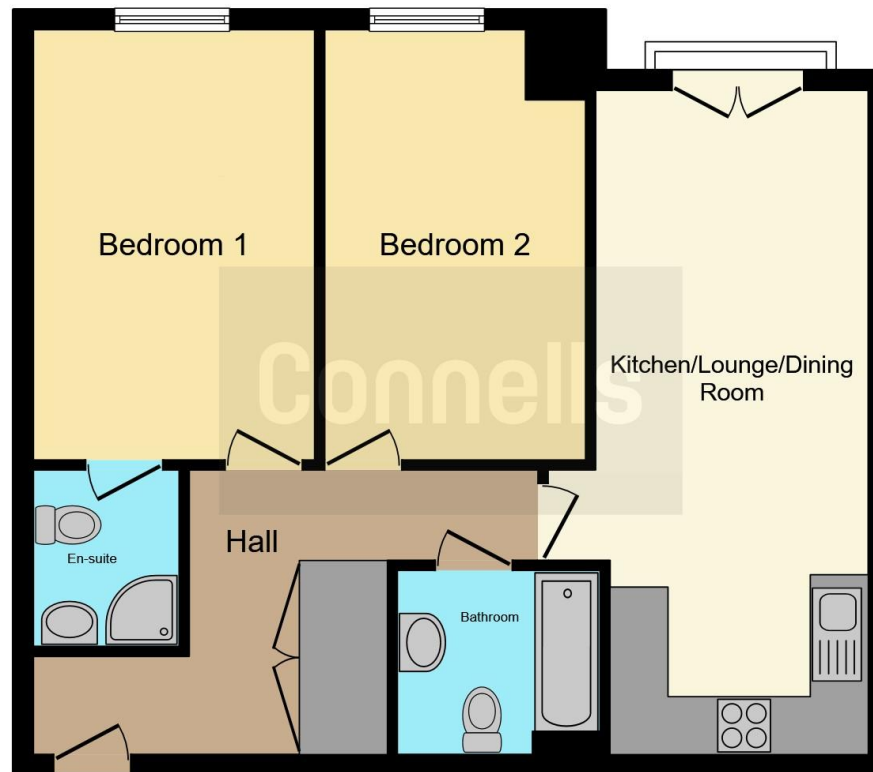
Parking

Underground allocated parking space.









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.focalagent.com

To view this property please contact Connells on

T 01462 437 666
E hitchin@connells.co.uk

14 High Street
 HITCHIN SG5 1AT

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 2000.00

Ground Rent:
 400.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT307995

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIT307995 - 0008