



**MAPLES  
COURT**

**Connells**

Maples Court Bedford Road  
Hitchin



## Property Description

A fantastic two bedroom retirement apartment situated in a sought after central Hitchin development. Internal accommodation comprises a semi open plan living and kitchen space with a Juliet balcony, two very large bedrooms and a bathroom.

Maples Court is very popular as the location for access to amenities is excellent. It also benefits from a communal residents lounge, stunning gardens and residents parking.

## Entrance Hall

Door to front, two built-in storage cupboards, intercom and pull down alarm.

## Open Plan Living Space

### Lounge Area

Double glazed window and double glazed door leading to Juliet balcony to the front, electric fireplace, TV point with internet cable, pull down alarm, smoke alarm and radiator.

### Kitchen Area

Fully fitted kitchen with a range of wall and base units, work surfaces with splashback, one and a half bowl stainless steel sink and drainer, freestanding fridge/freezer, electric oven and hob with cooker hood over, laminate flooring and smoke alarm.

### Bedroom One

Double glazed window to front aspect, built-in wardrobe, pull-down alarm, smoke alarm and radiator.

### Bedroom Two

Double glazed window to front aspect, pull-down alarm and smoke alarm.

## Bathroom

Wash hand basin with vanity, walk-in electric shower, WC, extractor fan, partly tiled, pull-down alarm and heated towel rail.

## Communal Grounds

Well kept communal grounds.

## Parking

Residents parking.









Total floor area 61.8 m<sup>2</sup> (665 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

**T 01462 437 666**  
**E [hitchin@connells.co.uk](mailto:hitchin@connells.co.uk)**

14 High Street  
 HITCHIN SG5 1AT

EPC Rating: B

Council Tax  
 Band: D

Service Charge:  
 5000.00

Ground Rent:  
 700.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HIT308557](http://connells.co.uk/Property/HIT308557)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 1992. 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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HIT308557 - 0002