



32 Pond Court The Ridgeway, Codicote

Hitchin

CHANDLERS

£120,000

## 32 Pond Court The Ridgeway

Codicote, Hitchin

Situated within this exclusive over 55's retirement complex is this ground floor one bedroom apartment. Pond Court is situated close to Codicote High Street with its range of shops, amenities and pubs. Located within landscaped gardens with prominent central pond and gardens.

The apartment comprises entrance hall, sitting / dining room which opens into kitchen the sitting room has double doors to the rear and access to gardens. There is also a double bedroom with fitted furniture and shower room.

The development also benefits from a communal lounge, laundry room and guest facilities.

(EPC - D - North Hertfordshire Council - Council Tax Band C)

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





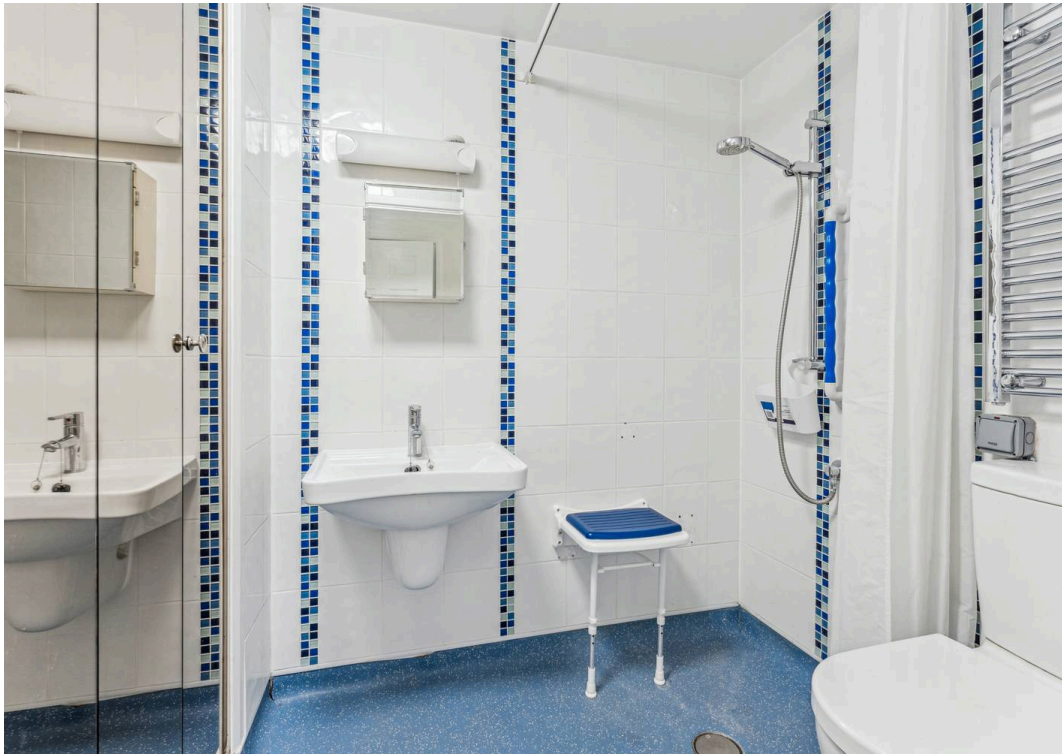
## 32 Pond Court The Ridgeway

Codicote, Hitchin

- Retirement apartment
- Village Location
- 1 Bedroom Ground Floor
- Sitting / Dining Room
- Kitchen
- Shower Room
- Communal Parking
- Landscaped Gardens
- Communal Facilities











Approximate Gross Internal Area = 42.0 sq m / 452 sq ft



Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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## Chandlers Estate Agents

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