



Allwoods Place, Hitchin, SG4 0BQ



welcome to

Allwoods Place, Hitchin

GUIDE PRICE £300,000 TO £325,000

Set in the vibrant heart of Hitchin, this stylish first-floor apartment offers the perfect blend of modern design, comfort, and convenience. Finished to a high standard throughout, the property is chain free and ready to move into.





Entrance Hall

Lounge/ Diner

Bedroom 1

Bedroom 2

En Suite

Bathroom

Parking

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Allwoods Place, Hitchin

- GUIDE PRICE £300,000 TO £325,000
- *CHAIN FREE*
- Digital Lighting Throughout The Home
- Secure Entrance & Intercom System
- Hitchin Station 8 Minutes Walk Away

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1326.80

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

guide price

£300,000 to £325,000



view this property online williamhbrown.co.uk/Property/SVG103193

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:

SVG103193 - 0012

 **william h brown**



01438 576650



stevenage@williamhbrown.co.uk



2-4 Market Place, STEVENAGE, Hertfordshire,
SG1 1DB



williamhbrown.co.uk