

# BELVOIR!

Belvoir Hitchin

32 Bancroft, Hitchin, SG5 1LA | 01462 433949 | [belvoir.co.uk](http://belvoir.co.uk) | [@belvoirherts](https://www.twitter.com/belvoirherts)

**Capswell Court, Hitchin, SG5 1ET**



**40% Shared ownership £126,000**

**Leasehold**

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BE SOLD - BE WITH BELVOIR - A CHANCE TO GET ON THE PROPERTY LADDER - Belvoir are delighted to market this spacious first floor apartment. A shared ownership property with the current owner selling 40% share. Situated close to the town centre in a popular private gated development. The property benefits from a modern well fitted kitchen, open plan living space. Two bedrooms and bathroom. Gas central heating and a south facing balcony - providing that all important outside space. Large windows throughout providing lots of natural light. One allocated parking space and secure communal cycle store.

Hitchin is a vibrant market town with superb commuter links by road via the M1 and A1(M) and by rail to London, Cambridge and Peterborough. The historic cobbled square and town center, with central 13th century church, offer a variety of amenities for the thriving community such as leisure facilities, shops, cafes, restaurants, bars and pubs dating back to medieval times.



## Ground floor

### Communal Entrance

Entry phone system.

### Large Communal Storage Room

Secure cycle store room. Bin store.

## First Floor

### Entrance Hall

Laminate flooring, two storage cupboards.

### Living/Kitchen

**20'11" x 16'8" (6.4 x 5.1)**

Large windows to the rear, doors to the balcony. Laminate flooring.

Kitchen area: Window to the rear. Wall and base units with contrasting work surfaces. Built-in Smeg appliances including dishwasher, washing machine, fridge and freezer. Cupboard housing the Worcester gas central heating boiler. Recessed ceiling lights.

### Balcony

Private south facing balcony.

### Main Bedroom

**14'9" x 8'10" (4.5 x 2.7)**

Window to the rear.



### Second Bedroom

**10'9" x 8'2" (3.3 x 2.5)**

Window to the rear.

### Bathroom

**7'2" x 5'10" (2.2 x 1.8)**

Suite comprising bath with shower attachment and shower screen. Wash hand basin, low level w.c. Some wall tiling. Recessed ceiling lighting.

### Outside



### Parking

One allocated parking space. (M)

### Lease details

Freeholder: Origin Housing

Expiry date of the lease: 2139 (125 years from commence 2014)

Current Rent paid for the remaining 60%: £420.84 per month

Current Service/Maintenance Charge: £105.84 per month

When is the service charge reviewed: 1st April 2023

Managing Agents: Origin Housing

### Disclaimer

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working

order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

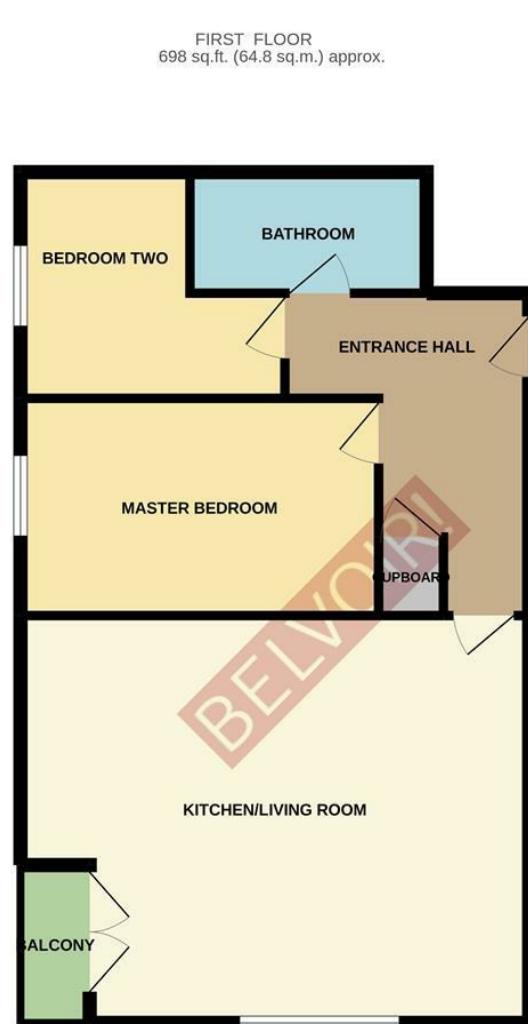
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

Council Tax Band: C

TOTAL FLOOR AREA : 698 sq.ft. (64.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other feature are approximate and no responsibility is taken for any error, omission or misdescription. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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