

BELVOIR!

Belvoir Hitchin

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

The Foundry, Cooks Way, Hitchin, SG4 0BW



Guide Price £240,000

Leasehold

STUNNING MODERN APARTMENT - CLOSE TO THE TOWN AND THE STATION - Belvoir are delighted to market this spacious one bedroom top floor apartment at this highly regarded development. The Foundry is situated less than half a mile from the mainline station and within easy walking distance of the town centre. This second floor apartment benefits from a modern and well appointed kitchen, open plan living with Juliet balcony, modern bathroom suite, double glazing and gas central heating. In addition there are 'usable' communal gardens and allocated parking. Offered with no upward chain so ideally suited to first time buyers and investors. **CHAIN FREE - CALL TO BOOK YOUR APPOINTMENT TO VIEW - 01462 433949**

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 centre, 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. Schooling in Hitchin boasts a number of 'outstanding' Ofsted ratings.



GROUND FLOOR

Communal Entrance

Entry via security intercom. Stairs to all floors.

SECOND FLOOR

Entrance

Door to the Entrance Hallway

Hallway

'Amtico' wood effect flooring. Storage/utility cupboard with plumbing for washing machine.

Living Area

16'4" x 12'7" (5.00m x 3.85m)

French doors with 'Juliet' balcony to front aspect. 'Amtico' wood effect flooring.



Kitchen Area

12'7" x 6'2" (3.85m x 1.90m)

Fitted with a range of base and wall mounted cabinets providing storage with stone effect work-surfaces. One and half bowl stainless steel sink unit inset to work-surface with contemporary 'swan-neck' mixer tap. Integrated appliances including eye-level Neff oven and microwave, fridge/freezer, dishwasher and ceramic hob with feature glass extractor over. 'Amtico' wood effect flooring.

Bedroom

11'3" x 11'3" (3.45m x 3.45m)

Window to front aspect. Built-in double wardrobe with mirrored sliding doors. Carpeted.

Bathroom

White suite comprising panel enclosed bath with chrome taps, separate wall mounted shower with 'rainfall' shower, glass shower screen, hand wash basin in wall mounted vanity unit and low level push-button flush WC. Ceramic wall tiling to wet areas. Chrome heated towel rail. Porcelain tile flooring.

EXTERIOR

Communal Grounds

Large lawn area to rear of development. Bin stores. Covered bicycle store.



Parking

Allocated parking space.

LEASE DETAILS

Belvoir are informed of the following:

Term: 125 years from 2017 - expiry 1st January 2142

(approximately 119 years remaining)

Ground Rent: £250 per annum

Service Charge: approximately £1,200 per annum

Freeholder: Warwick Estates

Council Tax: Band B

EPC Rating: B

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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THE
| F | O | U | N | D | R
APARTMENTS



GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 527 sq.ft. (49.0 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 items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Council Tax Band: B