

BELVOIR!

Belvoir Hitchin

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

Kings Road, Hitchin, Hertfordshire SG5 1RD



Guide Price £270,000

Leasehold

APARTMENT WITH DOUBLE GARAGE IN CENTRAL LOCATION! - Belvoir are delighted to offer for sale this first floor two bedroom apartment constructed in 2000 and forming part of an attractive gated development conveniently situated within strolling distance of both the town centre and mainline station.

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.



The property is well presented with the benefit of gas central heating, uPVC double glazing replaced only a few years ago, private communal entrance shared with just one neighbour and generous double garage. Accommodation comprises:

GROUND FLOOR

Entrance

Via electric gates with security entry phone system. Communal entrance door under archway, shared with top floor apartment.

FIRST FLOOR

Entrance

Via solid front door into:

Hallway

Smooth skimmed ceiling. Generous storage cupboard. Radiator. Wood effect laminate flooring. Doors to all rooms.

Lounge/Diner

15'10" x 12'7" (max) (4.85m x 3.85m (max))

Two uPVC double glazed windows to rear aspect. Smooth skimmed ceiling. Storage cupboard housing gas central heating 'Combi' boiler. Wood effect laminate flooring. Radiator.



Kitchen

10'2" x 5'1" (3.10m x 1.55m)

Smooth skimmed ceiling. Feature glass block window facing lounge/diner. Fitted with a range of base and wall mounted cabinets providing storage. White ceramic single bowl sink and drainer with chrome mixer tap. Stainless steel single built in oven and four burner gas hob inset to work surface with chimney hood extractor over. Space and plumbing for washing machine. Space for under counter fridge. Wood effect vinyl flooring. Radiator.

Bedroom One

13'1" x 10'2" (4.00m x 3.10m)

uPVC double glazed window to front aspect. Fitted bedroom suite including wardrobes, drawers and dresser. Carpeted. Radiator.

Bedroom Two

9'6" x 9'2" (2.90m x 2.80m)

(Maximum measurements) uPVC double glazed window to front aspect. Fitted wardrobe. Carpeted. Radiator.

Bathroom

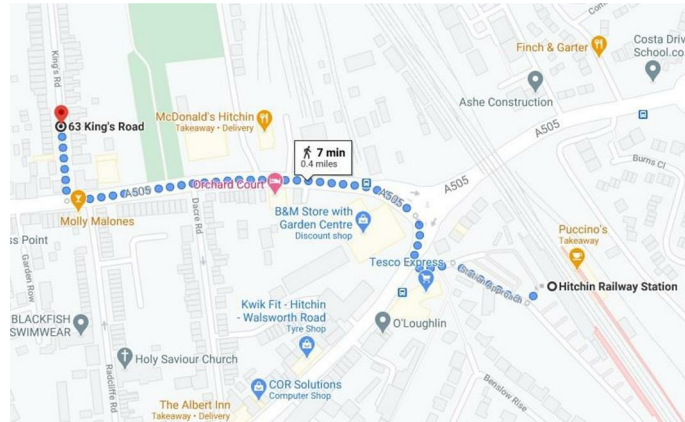
White suite comprising panel enclosed bath with chrome mixer taps and shower attachment, folding shower screen, hand wash basin mounted in vanity unit and low level push-button flush WC. Chrome heated towel rail. Extractor. Vinyl Flooring.

EXTERIOR

Garage

18'0" x 20'0" (5.50m x 6.10m)

Double garage with up and over door, power and lighting. Providing parking for 1-2 vehicles.



LEASE DETAILS

Belvoir are informed of the following:

Lease - Held on a 125 year Lease with approximately 103 years remaining

Ground Rent and Maintenance Charge - approximately £352 per annum

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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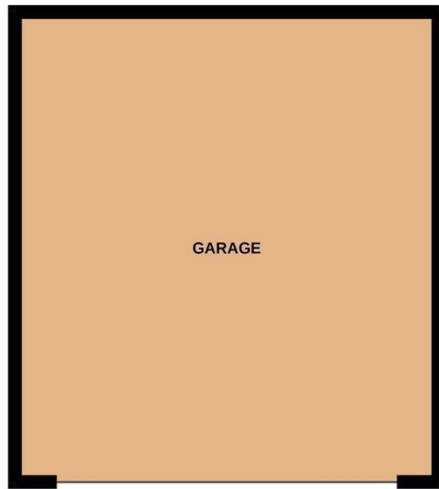
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GARAGE
361 sq.ft. (33.5 sq.m.) approx.

FIRST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.6 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		
(69-80) C	72	73
(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: C