

BELVOIR!

Belvoir Hitchin

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

Johnson Place, 65 Walsworth Road, Hitchin, SG4 9FJ



Guide Price £230,000

Leasehold

MODERN APARTMENT CLOSE TO THE TRAIN STATION - Belvoir are delighted to market this spacious first floor apartment in the popular Johnson Place development. Entry at ground floor level (no stairs). Situated opposite the mainline station and within easy access of the town centre. The attractive communal gardens in the centre of this development offers residents that all important outside space. One allocated parking space in the secure underground car park. The open plan accommodation comprises of a well fitted kitchen, spacious living area with Juliette balcony, double bedroom with wardrobes and bathroom.

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 Hall

First Floor

Entrance Hall

Laminate flooring, electric wall heater, entry phone. large storage cupboard housing the hot water cylinder.

Living Room/Kitchen

**22'5" x 11'11" narrowing to 8'11" in the kitchen a
(6.84 x 3.64 narrowing to 2.73 in the kitchen area.)**

Bright room with three windows overlooking the rear. Juliette balcony, laminate flooring, two electric wall heaters.

Kitchen Area: well fitted with range of wall and floor units. One and half bowl sink unit with mixer tap. Integrated washing/dryer machine, fridge, freezer, hob, oven and extractor over.



Bedroom

12'1" x 11'5" (3.69 x 3.49)

Window to the side. Electric wall heater, fitted mirror fronted wardrobe.

Bathroom

7'2" x 5'5" (2.19 x 1.67)

Suite comprising bath with shower over and shower scree, low level w.c., wash hand basin. Ceiling down lights, extractor, heater.

Outside

Parking

One allocated parking space in the underground car park. (46)

Communal Gardens

Attractive and well kept gardens, lawned areas, communal seating areas.



Lease Details

Council Tax Band: B

Lease details: Belvoir are advised of the following

Length: 125 years from January 2008

Ground rent: £300 per annum

Service Charge: £1,270 per annum

Freeholder: Weston Homes

Management Company: P & R Management Services Limited

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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GROUND FLOOR
544 sq.ft. (50.6 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	77	
(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

TOTAL FLOOR AREA : 544 sq.ft. (50.6 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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