

BELVOIR!

Belvoir Hitchin

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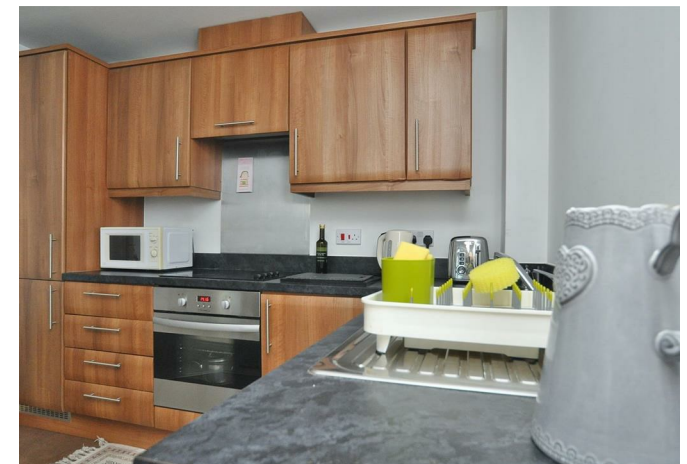
Johnson Place, 65 Walsworth Road, Hitchin, SG4 9FJ



Guide Price £230,000 Leasehold

NEVER MISS YOUR TRAIN! - Belvoir are delighted to market this well-presented ground floor apartment situated in a much sought after development close to the mainline station and within easy walking distance of the town centre. Johnson Place apartments are complemented by well maintained communal gardens with decked seating areas and lawn spaces. This light and airy apartment benefits from a modern fitted kitchen with built-in appliances, modern bathroom suite, generous bedroom with built-in wardrobe, a well-proportioned living space and allocated secure underground parking. A property to suit first time buyers, those down-sizing and investors alike.

Hitchin is a vibrant market town with superb commuter links by road via the M1 and A1(M) and by Thameslink rail to London (approx. 35 minutes to Kings Cross), 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.



The modern and spacious accommodation is presented in neutral tones throughout, to comprise:

GROUND FLOOR

Communal Entrance

Via glazed communal door with security entry-phone system. Bright and spacious lobby area with steps and ramp leading to internal doorways and stairwell. Stairs to all floors and to access underground parking. Door to communal gardens.



Entrance

Entrance via solid front door.

Lobby

Airing cupboard providing storage space and housing hot water cylinder. Storage heater. Doors to all rooms.

Lounge/Diner

22'11" x 13'1" (7.00m x 4.00m)

(Maximum measurements to include kitchen area.) Two uPVC double glazed windows to front aspect. Smooth skimmed ceiling. Storage heater. Open plan to:



Kitchen

Smooth skimmed ceiling with recessed spotlights. Fitted with a range of base and wall mounted cabinets providing storage. Stainless steel single bowl sink and drainer with chrome mixer tap. Stainless steel built-in single oven and four ring ceramic hob inset to work surface with concealed extractor over. Integrated appliances include fridge/freezer and washing machine.

Bedroom

12'5" (max) x 10'5" (3.80m (max) x 3.20m)

uPVC double glazed window to front. Smooth skimmed ceiling. Built-in wardrobe with mirrored sliding doors. Storage heater.



Bathroom

Smooth skimmed ceiling with recessed spotlights. Suite comprising panel enclosed bath with feature wall-mounted chrome mixer tap and separate shower, wall-mounted sink and wall-mounted low

level push-button flush WC with concealed cistern. Wall-mounted fan heater. Extractor.

EXTERIOR

Communal Gardens

Wall enclosed landscaped communal grounds. Patio area with full width pergola providing ample seating space. Further decked seating areas. Established lawn with mature shrub and plant borders.



Parking

Gated entrance. Secure underground allocated parking space.

LEASE DETAILS

Belvoir are informed of the following::

Lease Term: 125 years from 2008 (approximately 110 years remaining)

Ground Rent: £300 per annum

Service Charge: currently £1,483.48 per annum

Council Tax: Band B

EPC Rating: D

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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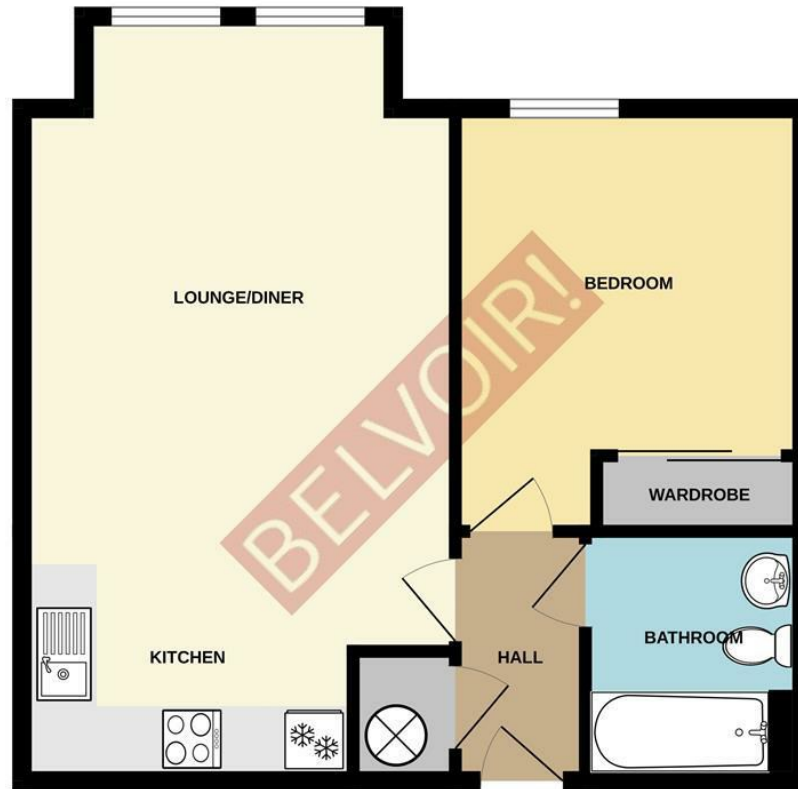
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GROUND FLOOR
504 sq.ft. (46.9 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 : 504 sq.ft. (46.9 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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