

# BELVOIR!

Belvoir Hitchin

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

Allwoods Place, Hitchin, SG4 0BQ



Guide Price £335,000

Leasehold



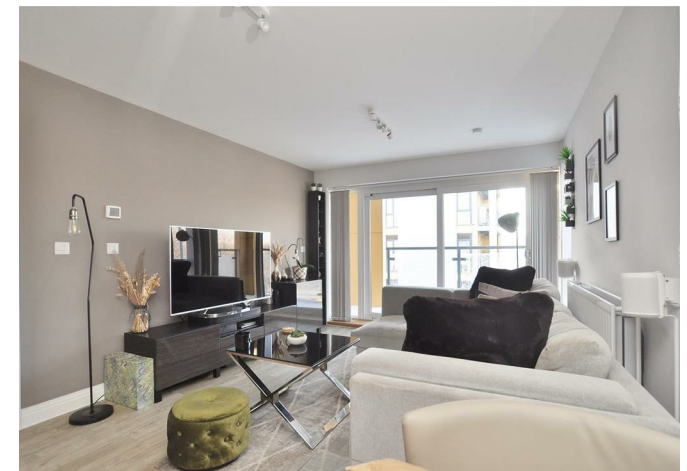
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IMPRESSIVE MODERN TOP FLOOR APARTMENT! Belvoir are delighted to market this fabulous two bedroom, two bathroom apartment in Allwoods Place. EWS1 in place and no Ground Rent lease issues. Built by Crest Nicholson in 2017, and situated a short walk to the mainline station, roughly half a mile, the property enjoys south facing aspects with open plan living/kitchen area opening onto a generous balcony. Two double bedrooms with ensuite to main bedroom complimented by full height picture windows flooding each room with light. A property ideal for first time buyers, commuters, 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.



Beautifully presented throughout with Amtico wood effect flooring running from hallway into living area, generous rooms, large window expanses, well appointed kitchen, double glazing and gas central heating throughout. Full accommodation comprises:

## GROUND FLOOR

### Communal Entrance

Security entry phone system. Communal lobby with stairs rising to all floors.

## SECOND FLOOR

### Entrance

Via solid front door into:

### Hallway

Smooth skimmed ceiling. Double width storage cupboard with bespoke fitted shelving and plumbing for washing machine. Radiator. Doors to all rooms.

### Lounge/Diner

**21'5" x 11'7" (6.55m x 3.55m)**

(Measurements include kitchen area) Smooth skimmed ceiling. Full height double glazed window to side 'westerly' aspect with sliding patio doors to balcony, extending to the same width. Two radiators. Open plan onto:

### Kitchen Area

Full height double glazed window to 'westerly' aspect to benefit from the late sun. Fitted with range of base and wall mounted cabinets providing storage. Stainless steel one and a half bowl sink and drainer with chrome mixer tap. Built in single oven and four burner gas hob inset to work surface with stainless steel chimney hood extractor over. Integrated appliances include fridge freezer and full size dishwasher. Concealed wall mounted gas central heating boiler.



### Bedroom One

**11'1" (max) x 9'6" (3.40m (max) x 2.90m)**

Smooth skimmed ceiling. Full height double glazed window to southerly aspect. Built in wardrobe with mirrored sliding doors. Radiator. Door to:



### Ensuite

Suite comprising enclosed shower cubicle, wall mounted hand wash basin and low level push-button flush WC with concealed cistern. Downlighting. Hotel mirror. Chrome heated towel rail. Extractor. Tiled wet areas.

### Bedroom Two

**9'10" x 11'3" (3.00m x 3.45m)**

Smooth skimmed ceiling. Full height double glazed window to southerly aspect. Radiator.



### Bathroom

Suite comprising panel enclosed bath with chrome mixer tap, separate shower with wall mounted controls and glass shower screen, wall mounted hand wash basin and low level push-button flush WC with concealed cistern. Downlighting. Hotel mirror. Chrome heated towel rail. Extractor. Tiled wet areas.



## EXTERIOR

### Balcony

Enclosed by glass balustrades. Enjoying a southerly aspect.

### Communal Grounds

Landscaped and well maintained grounds with generous lawn areas and varied planting. Communal bike store and waste bin area.

### Parking

One allocated parking space with additional visitor parking available.

## LEASE DETAILS

The sellers have provided evidence to confirm the following:  
Lease Term: 125 years from 1st January 2016 (approximately 118 years remaining)  
Service Charge: currently £1,326.84 per annum  
Ground Rent: £250 per annum (Lease clauses amended on original purchase)

## 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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653 sq.ft. (60.6 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Council Tax Band: B

TOTAL FLOOR AREA : 653 sq.ft. (60.6 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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