



GREENDOOR PROPERTY



39 Wycklond Close Stotfold, Hitchin, SG5 4JP

Offered for sale chain free, is this delightful one-bedroom ground floor flat which offers a perfect blend of comfort and convenience. Spanning 484 square feet, the property is well-designed, making the most of its space, it features modern UPVC double glazed windows that ensure warmth and tranquility, complemented by efficient gas central heating.

The flat boasts a good sized kitchen plus a welcoming lounge ideal for relaxation or entertaining guests. The bedroom provides a peaceful retreat, while the bathroom is conveniently located to serve both residents and visitors. The property also benefits from an allocated parking space.

Situated close to the town centre, there is easy access to a variety of shops and amenities, all within walking distance. This property is chain free, making it an excellent opportunity for first-time buyers or those looking to downsize without the hassle of a lengthy chain.

In summary, this well-appointed flat in Stotfold is a fantastic choice for anyone seeking a comfortable home in a vibrant community. With its prime location and modern features, it is sure to attract interest from a range of buyers. Don't miss the chance to make this lovely flat your new home.

The ground rent on this property is currently £50 per year and the service charge is currently £725 per year. The Lease has 115 years remaining (150 years started in June 1990).

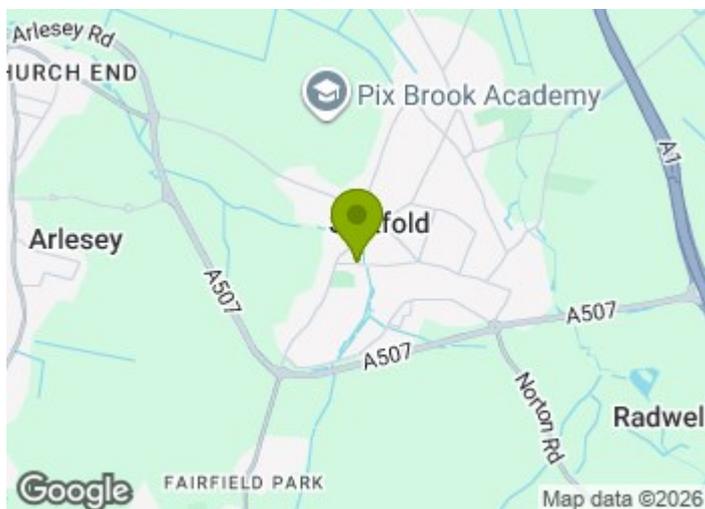
£175,000

39 Wycklond Close

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- Chain free
- Seperate lounge
- Allocated parking space
- Once bedroom ground floor flat
- Gas central heating
- Good size kitchen
- UPVC double glazed windows

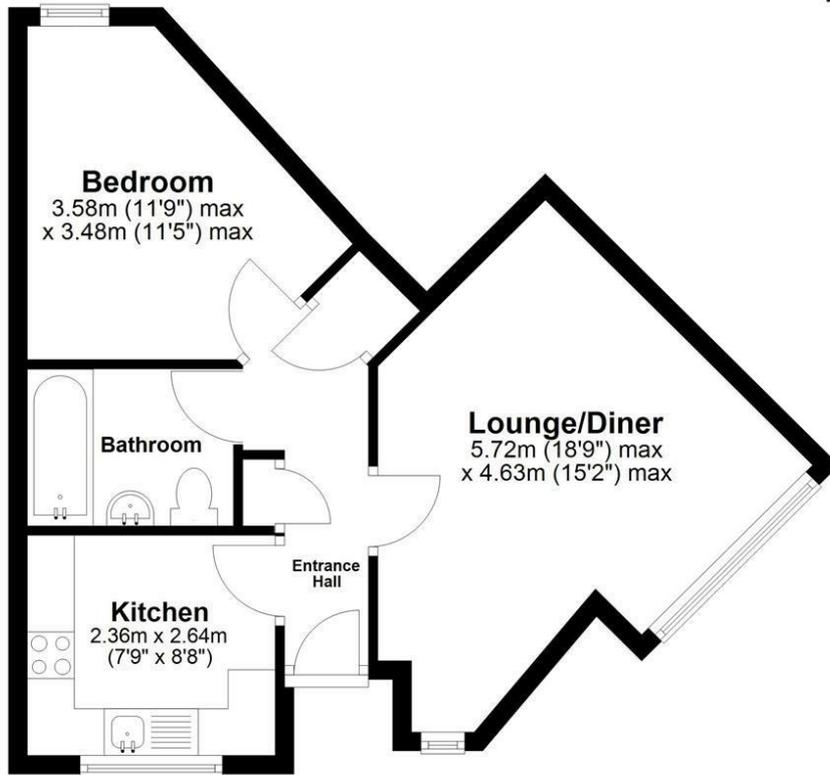


[Directions](#)



Ground Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



Total area: approx. 40.5 sq. metres (435.8 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91)	A		
(81-91)	B		
(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	75

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus)	A		
(61-81)	B		
(39-60)	C		
(17-38)	D		
(18-54)	E		
(1-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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