



8 WYMONDLEY HOUSE
STEVENAGE ROAD, LITTLE WYMONDLEY



8 Wymondley House

Little Wymondley

Hertfordshire SG4 7JB

Guide Price £258,500

CHAIN FREE SALE!!

An exclusive one bedroom apartment forming part of a former manor house set in fabulous private grounds just to the south of Hitchin. With a share of Freehold and a well established sinking fund, this unique property is sure to appeal to a broad audience. Located on the first floor, this property has high ceilings in the living space accompanied by a large sash window and shutters. Generous bedroom again benefiting from tall ceilings and large window.

A sweeping gravelled driveway approaches the building with guest parking. To the rear of the building is an expansive communal garden.



Viewings:

By appointment with Norgans Estate Agents.



THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Entrance door to:-

Communal Hallway

Stairs to first floor.

ON THE FIRST FLOOR

Landing

Storage cupboard. Entrance door to:-

Hall 8'2" x 4'11" (2.5m x 1.5m)

Reducing to 1.0m. Storage heater (not tested). Intercom entry phone. Doors to Living Room, Bedroom and Bathroom:-

Living Room 20'0" x 12'6" max (6.1m x 3.8m max)

Built-in shelved cupboard. Part panelled walls. 3.2m ceiling height with cornice. Storage heater (not tested). Sash window with shutters to front. Fireplace. Radiator. Door to Kitchen.

Kitchen 9'2" x 7'10" (2.8m x 2.4m)

Fitted with a range of light oak effect floorstanding and wall mounted storage units with worksurfaces over. Integrated oven, hob and extractor (not tested). Stainless steel sink unit with mixer tap and drainer. Space and plumbing for washing machine. Part tiled walls. Kickspace heater (not tested).

Bedroom 12'10" x 10'10" (3.9m x 3.3m)

Radiator. 3.2m ceiling height with cornice. Sash window to front.

Bathroom 7'10" x 5'7" (2.4m x 1.7m)

Fitted with a white suite comprising bath with shower over (not tested), low level W.C and washbasin. Airing cupboard with Megaflo (not tested). Part tiled walls. Tiled floor. Towel radiator.

OUTSIDE

Parking

Allocated parking for two cars. Visitor parking.

Communal Gardens

Extensive communal gardens and grounds mainly laid to lawn with established trees and shrubs.

FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is Band C. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

EPC RATING

TBA

FLOOR AREA

Approxsqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. Conservatory, integral garage etc).

LEASE DETAILS

Leasehold for a term of Years from

Service Charge: Currently £133pcm.

Ground Rent: £TBA

We are advised that this property benefits from a share of the Freehold.

SERVICES

All mains services except gas are understood to be installed and connected. Please note that we have not tested any

services installations or appliances.

COVID-19 SECURE VIEWINGS

Norgans are committed to providing COVID19 safe viewings, and in order to protect the health, safety and well being of our staff, vendors and prospective buyers we have implemented changes to our viewing policy. These changes are displayed on our website. However prior to booking a physical viewing you MUST have done the following:

- Seen the Sales Brochure of the property.
- Seen the property on Google Earth.
- Seen the property on Google Street View, or ideally have driven or walked past the property.

When booking a viewing you will be required to provide additional information in respect of your health, the health of close family/contacts plus your ability to proceed with a purchase. Prior to each and every viewing it is a requirement for all prospective buyers to confirm by email that you have read and accepted our conditions of viewing.

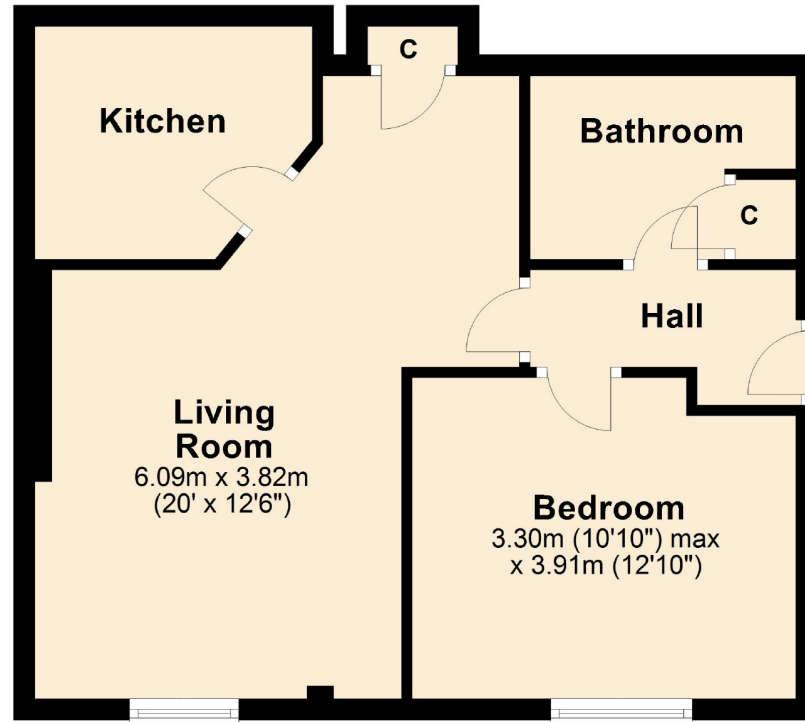
GDPR

Please be aware as part of our COVID19 safe procedures, prior to booking any viewing Norgans will be requesting more comprehensive personal information from you in respect of your ability to purchase, your general health and that of your family/close contacts. This information will be retained only for as long as it is required to protect the safety of our vendors and staff from COVID19 infection.

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

You can ask for your information to be removed at any time. Our Privacy Policy & Notice can be viewed on our website www.norgans.co.uk.

First Floor



8 Wymondley Hse, Little Wymondley