



Connells

Chestnut Court Bedford Road
Hitchin



Property Description

Offered for sale with no upward chain is this unusually large one bedroom first floor flat.

This property would be ideal for a first-time buyer and is conveniently situated for access to the town and station.

Externally are well-tended communal grounds as well as ample residents parking.

Communal Entrance

Secure communal entrance with stairs leading to first floor.

Entrance Hall

Door to front, entry phone, storage cupboard, airing cupboard and electric heater.

Lounge

Double glazed bay window to front, double glazed window to side, TV and telephone points and electric heater.

Kitchen

Fully fitted kitchen with double glazed window to front aspect, a range of wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, integrated appliances including electric oven, hob with cooker hood over, washing machine and fridge/freezer.

Bedroom

Double glazed window to front aspect and electric heater.

Bathroom

Fully tiled bathroom with wash hand basin, bath with shower over, WC, extractor fan and heater.

Outside

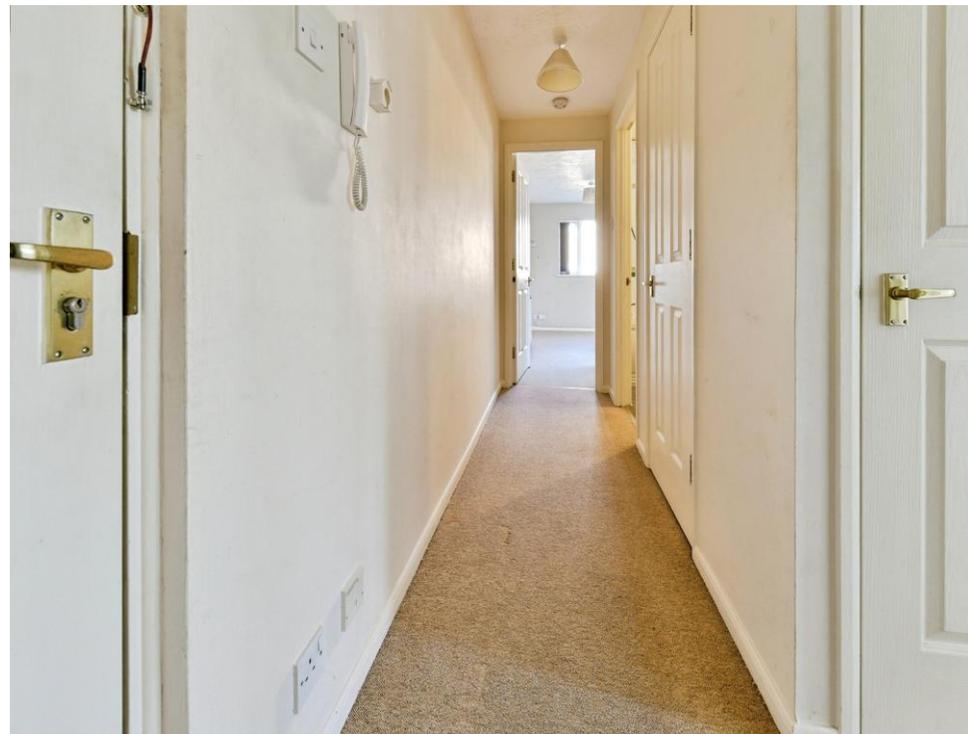
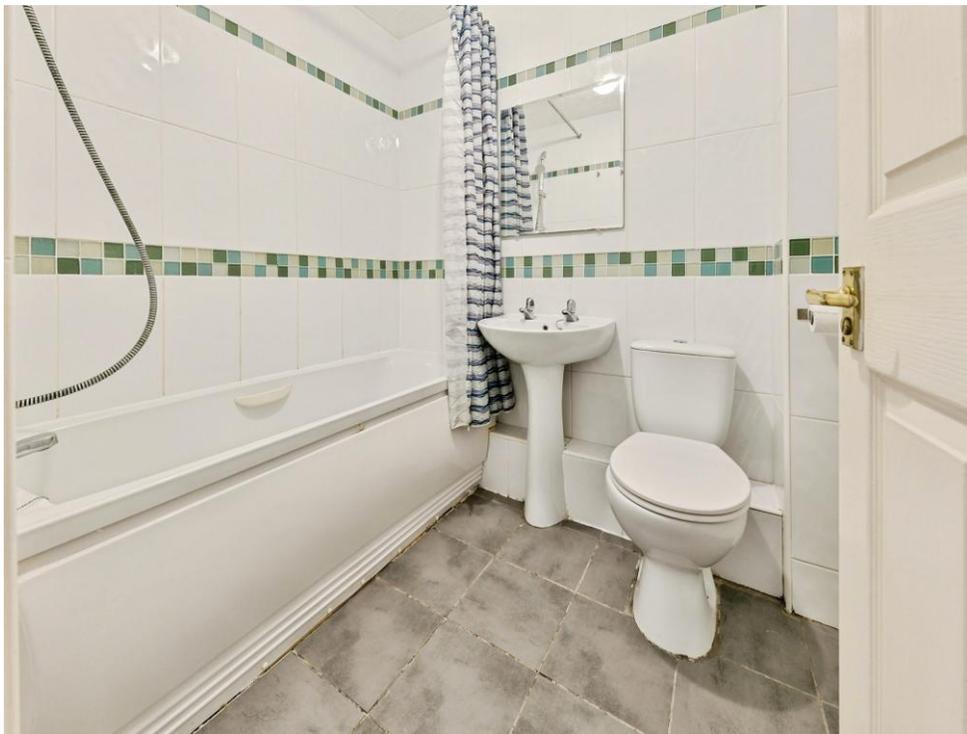
Communal Grounds

Beautifully kept, mostly lawned communal gardens with various trees and bushes.

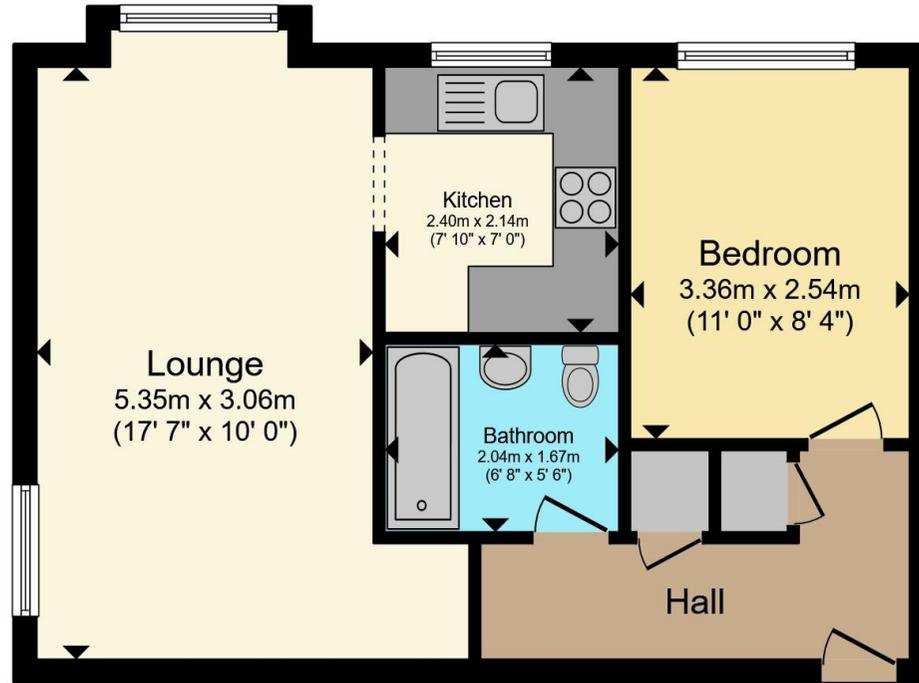
Parking

Two allocated parking spaces and ample room for visitors.









Floor Plan

Total floor area 43.0 m² (463 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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14 High Street
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EPC Rating:
 Awaited

Council Tax
 Band: B

Service Charge: 953.37 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308552

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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