



22 ROBINS HILL
HITCHIN



22 Robins Hill
Hitchin
Hertfordshire SG4 9FE

Guide Price £425,000

A beautifully presented three bedroom apartment situated on the first floor of this prestigious private development.

Well placed for the Town Centre and many amenities, this attractive home is surrounded by neatly maintained communal gardens. It retains two allocated parking spaces and is ideally suited in our opinion to those looking to downsize to a "lock up and leave" or professionals.

The flexible arrangement of living accommodation is approached via a staircase or lift and features a wide entrance hall with oak flooring, a fitted kitchen with Neff branded appliances, spacious dual aspect sitting room, main bathroom plus a master bedroom with an en-suite shower room and built-in bedroom furniture. Bedrooms 2 and 3 are presently used as a separate dining room and home office respectively. The property is heated via a gas fired boiler to radiator central heating system and the windows are all double glazed.

Viewing comes highly recommended!

Viewings:

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Entrance door opening to:-

Entrance Hall

Video entryphone system. Radiator. Coved ceiling. Built-in airing cupboard with pressurised Megaflow hot water tank (not tested). Oak flooring. Large built-in storage cupboard with double entrance doors and shelving. Doors opening to:-

Kitchen 3.48m x 2.59m (11'5" x 8'6")

Fitted with a range of floorstanding and wall mounted white high gloss units with drawers and under unit lighting. Ample oak effect worksurfaces with matching upstands. 1½ bowl Franke sink unit with drainer and mixer tap over. Part tiled walls. Wall mounted Potterton gas fired boiler (not tested). Fitted eye level NEFF double oven with grill (not tested). NEFF electric hob (not tested) with coloured glass splashback and extractor hood over (not tested). Coved ceiling. Integrated washer dryer (not tested). Integrated NEFF dishwasher (not tested). Integrated NEFF fridge freezer (not tested). Tiled floor. UPVC double glazed window to side.

Sitting Room 5.79m x 3.43m (19'0" x 11'3")

Coved ceiling. Dual aspect with uPVC double glazed windows to front and side. Coved ceiling. Two radiators. BT point. TV point.

Bedroom Two/Dining Room 4.32m x 2.54m (14'2" x 8'4")

Oak flooring. Radiator. Coved ceiling. Built-in storage cupboard with hanging rail and storage shelving. UPVC double glazed French style doors with Juliette balcony to the front.

Bedroom Three/Study 2.26m x 1.83m (7'5" x 6'0")

Radiator. Coved ceiling. BT point. uPVC double glazed window to side.

Bedroom One 3.66m x 3.56m (12'0" x 11'8")

Plus entrance recess. Radiator. Coved ceiling. TV point. Built-in wardrobe with hanging rails and storage shelving. UPVC double glazed window to front. Sliding pocket door to:-

En-Suite Shower Room 2.39m x 1.63m (7'10" x 5'4")

Fitted with a white suite comprising low level W.C, washbasin inset in vanity unit with storage beneath and corner shower cubicle with double

entry doors, glazed side panels and shower unit (not tested). Extractor. Part tiled walls. Tiled floor. Heated towel rail. Shaver socket.

Bathroom

Fitted with a white suite comprising panelled bath with shower screen and mixer tap shower attachment, low level W.C and washbasin with chrome mixer tap inset in vanity unit with storage beneath. Heated towel rail. Part tiled walls. Extractor. Tiled floor. Shaver socket.

OUTSIDE

Communal Gardens

Laid to lawn with shrub and flower borders. Communal bin store.

Parking

Two allocated parking spaces.

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

Current: C Potential: C

FLOOR AREA

Approx 83 sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. Conservatory, integral garage etc).

SERVICES

All mains services are understood to be installed and connected. Please note that we have not tested any services installations or appliances.

LEASE DETAILS

Leasehold for a term of 125 years from 18th April 2010.

Ground Rent: £50 per annum.

Service Charge: £305 per quarter.

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

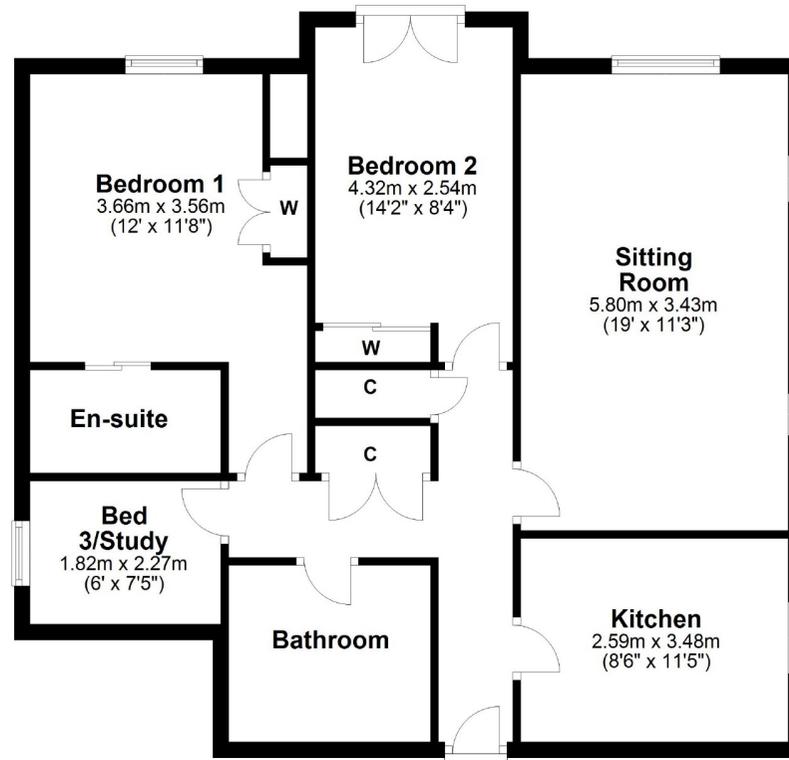
Please be aware as part of our COVID19 safe procedures, prior to booking any viewing Norgans will be requesting more comprehensive personal information from you in respect of your ability to purchase, your general health and that of your family/close contacts. This information will be retained only for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

AGENTS NOTE - CONNECTED PERSONS

Please note that under Section 21 (Connected Persons and Personal Interests) of the Estate Agents Act 1979, we are obliged to disclose that the Vendors of this property are relatives of an employee of Norgans Estate Agents.

First Floor



22 Robins Hill, Hitchin