

Walsworth Road, Hitchin



Guide price £270,000



## Key Features

- Second Floor Modern Apartment
- Secure Underground Parking
- Landscaped Communal Gardens
- Open Plan Living Room & Kitchen
- Master with Built-in Wardrobe & En Suite
- Lift to Block

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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		71	83
EU Directive 2002/91/EC			

## Full Description



A spacious two double bedroom apartment enjoying a bright aspect with accommodation comprising:

### GROUND FLOOR

#### Communal Entrance

Via glazed communal door with security entryphone system. Hallway with lift and stairs to all floors. Access to underground parking and communal gardens.

### SECOND FLOOR

#### Entrance Hall

Airing cupboard providing storage space and housing hot water cylinder. Electric radiator. Doors to all rooms.

#### Living Room 6.15m x 4.30m (20'2" x 14'1")

(Measurements include kitchen area)

Smooth skimmed ceiling. Two electric radiators. uPVC double glazed full-height window to rear. Open plan into:

#### Kitchen Area

Fitted with a range of wall and base units. Stainless steel one and a half bowl sink and drainer with chrome mixer tap. Stainless steel built-in single oven and ceramic hob inset to work surface with stainless steel chimney hood extractor over. Integrated appliances including fridge freezer and washer dryer. Smooth skimmed ceiling.

#### Master Bedroom 4.14m (max) x 3.05m (max) (13'7" (max) x 10'0" (ma

Built-in wardrobe with mirrored sliding doors. Smooth skimmed ceiling. Electric radiator. uPVC double glazed window to rear.

Door to:

#### En Suite

Comprising enclosed shower cubicle, wall-mounted sink and wall-mounted low level flush wc with concealed cistern. Wall-mounted fan heater. Extractor. Smooth skimmed ceiling with recessed spotlights.

#### Bedroom Two 3.05m x 2.80m (10'0" x 9'2")

Smooth skimmed ceiling. Electric radiator. uPVC double glazed window to rear.

#### Bathroom

Comprising panel enclosed bath with wall-mounted chrome mixer tap and separate shower attachment, wall-mounted sink and wall-mounted low level flush wc with concealed cistern. Wall-mounted fan heater. Extractor. Smooth skimmed ceiling with recessed spotlights.

### OUTSIDE

#### Communal Gardens

Wall enclosed landscaped communal grounds. Patio area with full width pergola providing ample seating and BBQ space. Established lawn with mature shrub and plant borders.

#### Parking

Gated entrance to secure underground allocated parking space.

#### LEASE DETAILS

Belvoir are informed:

Term: 125 years from 2008

Service Charge: approx. £1250pa (including water rates)

Ground Rent: £350pa

Council Tax Band C

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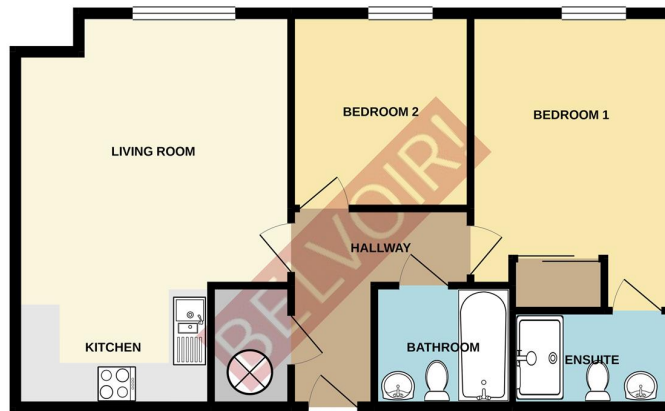
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only. If there is any point, which is of particular importance to you, please obtain professional confirmation.



## Walsworth Road, Hitchin



671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA: 671 sq ft. (62.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing 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 guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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