



MAPLES
COURT

Bedford Road

Hitchin,
Hertfordshire, SG5 1HF
£300,000

country
properties

A superb two bedroom first floor retirement apartment situated in a sought after development within a short walk to the town centre.

The development benefits from a lovely communal lounge and facilities and has lifts and stairs to all floors. The apartment incorporates a spacious lounge/diner, two bedrooms, shower room and resident parking. The development is warden controlled and includes a care alarm system.

Lease Length - 99 Years from 2009 - 86 Years remaining (owner advised)

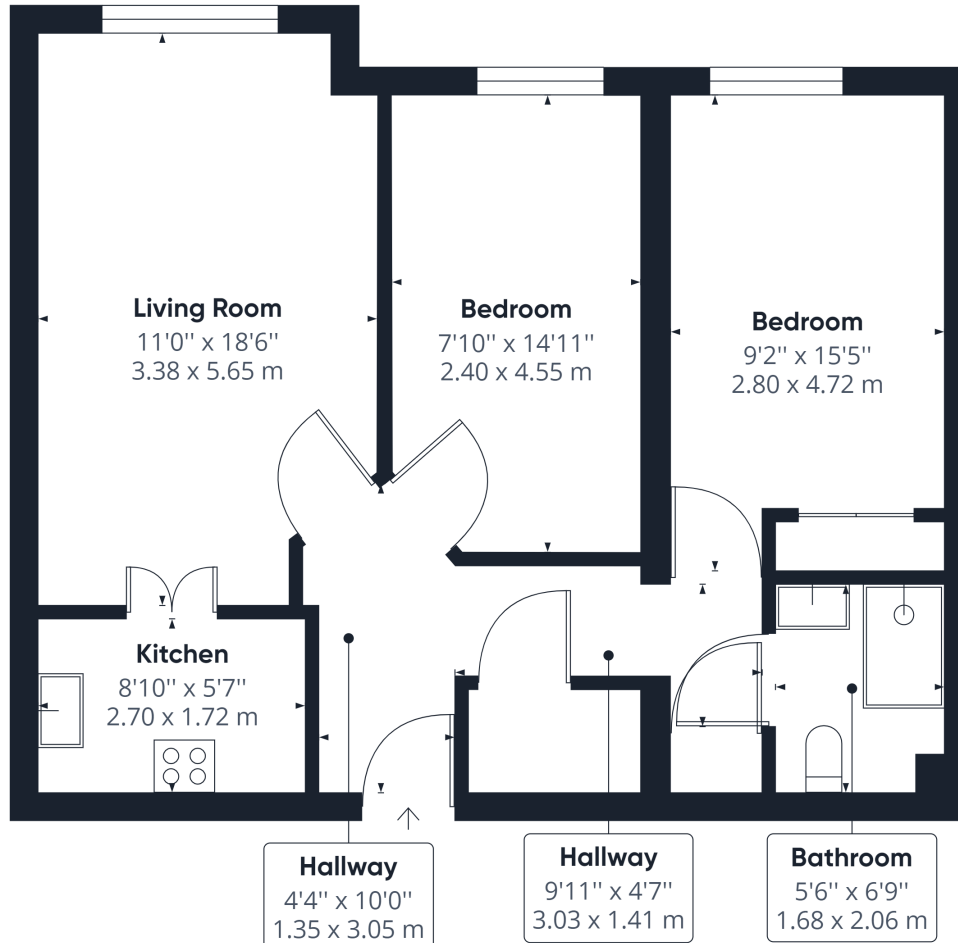
Service Charge - Approx £3,000 p/a (owner advised)

Ground Rent - Approx £500 p/a (owner advised)

- Two Bedroom Apartment
- Age Exclusive Development
- Warden Controlled
- Communal Lounge and Facilities
- Communal Garden
- 1.0 mile, 21 min walk to Hitchin train station (as per Google maps)
- 0.2 miles, 4 min walk to Hitchin town centre (as per Google maps)







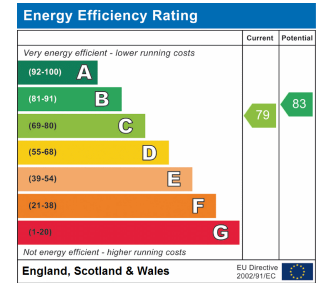
Approximate total area⁽¹⁾

656.11 ft²
60.95 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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