

Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.

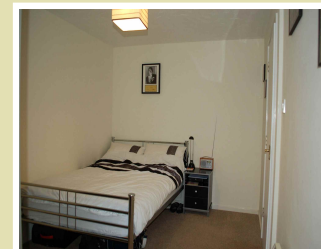


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85 Redoubt Close  
Hitchin  
Hertfordshire  
SG4 0FS

£137,000

REF: 2176795

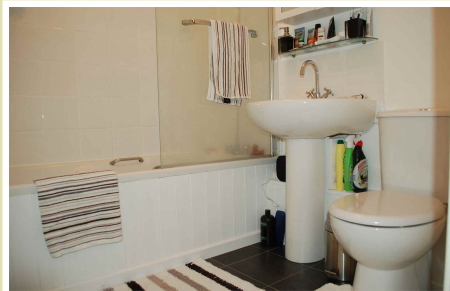
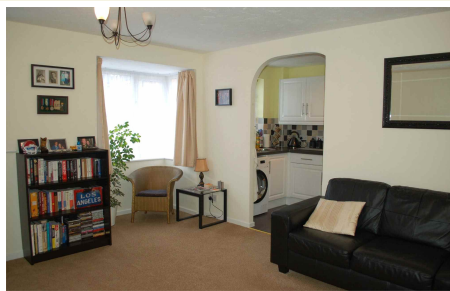


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Two bedroom first floor flat with refitted kitchen situated in this popular development with parking and communal grounds within easy reach of the mainline station.

- Security entry phone
- Economy 7 electric heating
- Refitted kitchen
- Double glazed windows
- Spacious lounge with bay window
- Built in wardrobes

## Ground Floor

Communal Entrance Hall   Stairs to first floor landing

## First Floor

**Entrance Hall**   Airing cupboard housing hot water tank, electric storage heater. Security entry phone. Doors to Living, Bedroom and Bathroom

**Living Room**   16' 8" x 11' 6" (5.08m x 3.51m)

Double glazed window and double glazed walk in bay window to front aspect. Electric storage heater. Archway to Kitchen

**Bathroom**   Suite comprising twin grip panel enclosed bath with mixer taps and shower attachment, tiled surround and bath side shower screen. Pedestal wash hand basin and low level w.c. Extractor fan, wall mounted Dimplex fan heater

**Bedroom One**   10' 7" x 8' 7" (3.23m x 2.62m)

Recessed double wardrobe with sliding mirror doors. Electric heater. Double glazed walk in bay window to rear aspect

**Bedroom Two**   7' x 8' 8" (2.13m x 2.64m)

Electric heater. Walk in bay window to rear aspect

**Kitchen**   9' 10" x 5' 9" (3.00m x 1.75m)

Fitted with stainless steel single drainer sink unit with cupboards under. Further range of matching base and eye level units providing roll top work surfaces with tiled splash back. Built in Indesit electric oven and hob with cooker hood over. Double glazed window to front aspect

## Outside

**Garden**   Communal gardens and plenty of parking