



Watersmeet, Hitchin, Hertfordshire. SG4 0AW

- TWO BEDROOMS, BOTH WITH FITTED WARDROBES
- SPLIT- LEVEL GROUND FLOOR MAISONETTE
- ALLOCATED PARKING SPACE IN SECURE CAR PARK
- 25% SHARE FOR £78,750
- EN-SUITE SHOWER ROOM
- BALCONY
- OPEN PLAN LIVING
- WALKING DISTANCE TO HITCHIN TRAIN STATION
- WALKING DISTANCE TO HITCHIN TOWN CENTRE
- VIEW OVER RIVER PURWELL



PROPERTY DESCRIPTION

This two bedroom, split level, ground floor maisonette is a fantastic first time purchase being sold as a 25% shared ownership share. The property benefits from its own front door and set over two floors. It is a fantastic size comprising; entrance hallway, large open plan living/dining and kitchen, master bedroom with en-suite shower room and balcony, second bedroom and bathroom. Externally, there are communal gardens and an allocated parking space within a secure car park.

Watermeet is located in Hitchin and has stunning views from both floors over the river Purwell. The property sits within walking distance of Hitchin town centre and Train station and other local amenities. Hitchin is a bustling town centre known for its lively atmosphere within the town square, plenty of boutiques, bars and restaurants.

Hitchin Train Station 0.5 miles

Tesco Express 0.5 miles

Sainsburys Supermarket 0.7 miles

Hitchin Town Centre 0.8 miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Door leading to the living area. Stairs to the first floor with storage underneath. Radiator.

LOUNGE/DINER

4.56m x 7.38m (15' 0" x 24' 3")

A fantastic size open plan living area consisting space for living area and dining room. Open to the kitchen. Two Radiators. French doors opening out overlooking River Purwell.

KITCHEN

3.32m x 2.32m (10' 11" x 7' 7")

Fitted kitchen comprising a range of wall and base units with worksurface over. Integrated washing machine, Electric oven, hob with extractor over. Space for fridge/freezer.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Window to the front aspect.

BEDROOM ONE

3.31m x 2.8m (10' 10" x 9' 2")

Double bedroom with fitted wardrobes and doors to en-suite shower room. French doors opening to the balcony.

EN-SUITE SHOWER ROOM

2.19m x 1.24m (7' 2" x 4' 1")

Shower room comprising single shower enclosure with electric shower, wash hand basin and w/c. Heater.

BEDROOM

2.23m x 3.68m (7' 4" x 12' 1")

Bedroom with window to the front aspect. Fitted wardrobe. Radiator.

BATHROOM

2.19m x 1.73m (7' 2" x 5' 8")

Partially tiled bathroom comprising; side panel bath, wash hand basin and w/c. Heater.

ALLOCATED PARKING SPACE

The property provides an allocated car parking space in an underground secure car park. There are also 5 visitor parking spaces.

AGENTS NOTES

We have been informed that the property is being sold as a 25% share for £78,750.

The property has 109 years remaining on the lease with the following charges:

£25.54 per month management charge

£129.34 service charge

£824.34 Rent





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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