



Wycklond Close

Stotfold, Hitchin,
Bedfordshire, SG5 4JP
£170,000

country
properties

Step onto the property ladder with this one bedroom ground floor apartment. It offers off road parking and is conveniently located close to amenities with good commuting links via the A1 or by Arlesey mainline station to London St Pancras (39minutes).

- Allocated parking for 1 car and visitor spaces
- Private entrance
- Close to local amenities
- Ideal first time buy or investment purchase with an approximate rental income of £995 pcm

INTERNAL

GROUND FLOOR

Entrance Hall

Carpeted floor. Radiator. Large understairs storage cupboard. Additional storage cupboard with shelving and radiator. Doors to..

Living Room

13' 3" (max) x 10' 2" (max) (4.05m max x 3.11m max) Large multi pane window. Large radiator.

Kitchen

9' 1" x 6' 7" (2.77m x 2.01m) A range of wall and base units with worksurfaces over. Inset one and half stainless steel sink and drainer with swan neck mixer tap over. Electric cooker/grill and hob. Tiled splashbacks. Wall mounted boiler. Space for washing machine and dishwasher. Window to side aspect.

Bedroom

9' 11" x 9' 8" (3.03m x 2.95m) Double corner window. Radiator.



Bathroom

Bathroom suite comprising panel enclosed bath with shower screen to side, mixer tap and shower over, wash hand basin with vanity unit and low level WC. Tiled splashbacks. Wall mounted mirrored bathroom cabinet. Obscure single window. Vinyl flooring. Heated towel rail.

OUTSIDE

Parking

Allocated parking space for one car plus visitor spaces.

Agent Notes

Length of lease 150 years from 24 June 1990

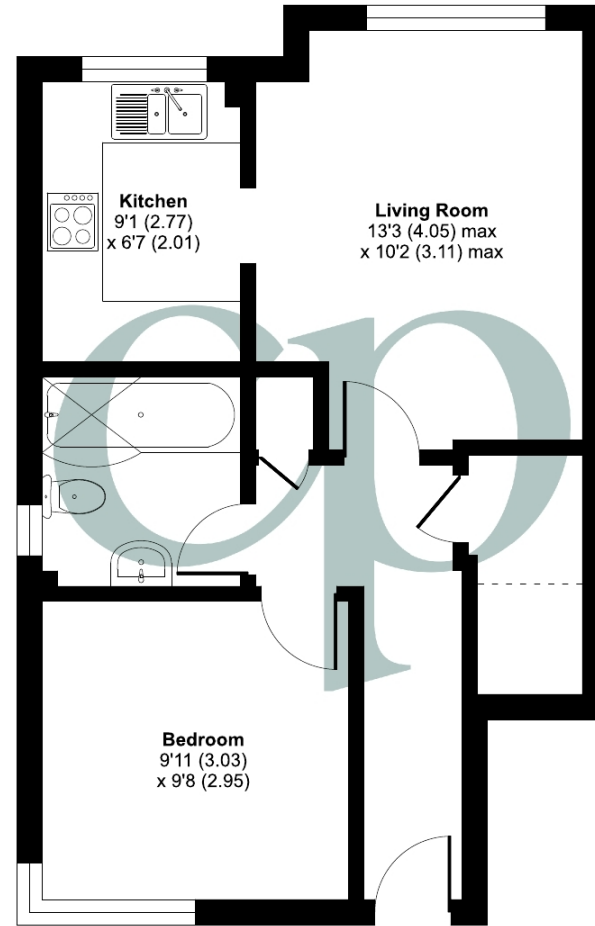
The vendor informs us that the current annual service charge is £525 and ground rent £100 per annum.

We advise any buyer to check this information with their legal representative prior to exchange of contracts.



Approximate Area = 454 sq ft / 42.1 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		72	75
England, Scotland & Wales		EU Directive 2002/91/EC	

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecon 2024. Produced for Country Properties. REF: 1217284

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Viewing by appointment only

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