



Garrison Court, Hitchin, Hertfordshire. SG4 9SE

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2 Bedroom Apartment

Guide Price £235,000 Leasehold

A first floor apartment conveniently located within a popular art deco development in the heart of the town centre and approximately 0.7 mile from Hitchins mainline railway station.

This delightful apartment comprises entrance hall, a light and airy lounge with bay window, separate kitchen, two bedrooms and a refitted bathroom. Externally are well-maintained communal grounds and permit parking is available at a cost of £83 per annum. Further benefits include a security entry system, double glazing and gas central heating.

- First floor apartment
- Two bedrooms
- Lounge with bay window
- Kitchen
- Refitted bathroom
- Permit parking available
- Lease term remaining 93 years
- Service charge approx. £1023 per annum
- Ground rent £200 per annum
- EPC rating C. Council tax band B

Ground Floor:**Entrance:**

Communal entrance via a security entry system. Take stairs to first floor.

First Floor:**Front Door:**

Timber front door.

Entrance Hall:

Radiator. Security entry phone. Wooden flooring.

Lounge:

14' 5" x 11' 5" (4.39m x 3.48m) Double glazed window to front and twin aspect double glazed windows to side. Feature fireplace with inset coal effect living flame gas fire. Radiator. Television point. Wooden flooring.

Kitchen:

11' 2" x 5' 3" (3.40m x 1.60m) A well appointed kitchen comprising a good range of eye and base level units with roll edge work surfaces. Butler sink. Built in 4 ring gas hob, electric oven and extractor hood. Tiled splash back area. Plumbing for automatic washing machine. Space for fridge/freezer. Double glazed door leading to rear staircase. Vinyl flooring.

Bedroom One:

13' 6" x 11' 4" (4.11m x 3.45m) Double glazed bay window to rear. Double glazed window to side. Radiator. Cupboard housing gas boiler. Wooden flooring.

Bedroom Two:

9' 6" x 6' 10" (2.90m x 2.08m) Double glazed window to front. Radiator. Wooden flooring.

Bathroom:

A refitted white suite comprising panel bath with mixer tap, rainfall shower over and a glass shower screen. Pedestal wash hand basin and low level W.C. Part tiled walls. Heated towel rail. Double glazed window to rear. Vinyl flooring.

Outside:**Outside:**

The property is surrounded by well-maintained communal grounds. There is permit parking available at a cost of £83 per annum.

Additional Information:
Location and Amenities:

Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the Market Square which is within a few minutes' walk of this property. Near to the Market Square stands the large medieval parish church of St. Mary. The town provides good shopping facilities as well as a swimming pool, two theatres, a wide variety of restaurants and bars and highly regarded girls' and boys' schools. There is also a mainline railway station, approximately 0.7 miles away, providing direct access to Kings Cross and Cambridge.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

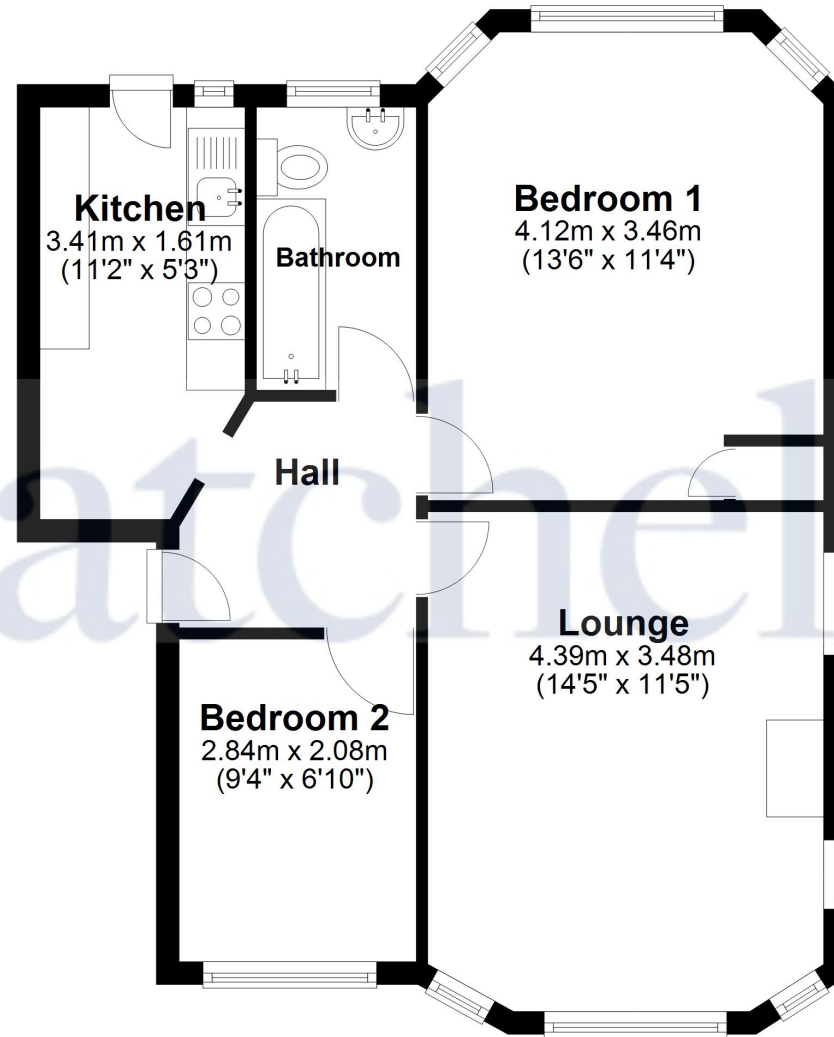




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Floor Plan



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.