



7a, High Street

Stotfold, Hitchin,
Bedfordshire, SG5 4LL
£299,000

country
properties

Newly converted apartment situated in the heart of Stotfold offered chain free and with a 999* year lease. Close to local amenities and easy access to the A1 and London via Arlesey Station.

- Newly converted two bedroom apartment
- Offered with no upward chain
- Bathroom and en-suite shower room to bedroom 1
- Easy access to Arlesey station with direct link to London St Pancras in 40 minutes
- Allocated parking in front of property
- Modern open plan kitchen and living area
- 999* year lease

GROUND FLOOR

Entrance

Entrance via UPVC door to ground floor hall. Stairs rising to first floor.

FIRST FLOOR

Hallway

Doors to all rooms. Storage cupboard housing hot water tank. Double-glazed window to side. Wood effect flooring.

Kitchen / Dining / Living Room

7.29m (max) x 6.02m (max) (23' 11" x 19' 9")

A range of wall and base units with work surfaces over. Inset stainless steel sink and drainer unit with swan neck mixer tap over. Integrated electric oven and hob with stainless steel extractor hood over. Integrated fridge freezer. Radiator. Double-glazed windows to front and side. Wood effect flooring.



Bedroom 1

4.83m (max) x 3.28m (max) (15' 10" x 10' 9")

Double-glazed window to rear and side. Wood effect flooring. Radiator. Door to ensuite.

Ensuite

Suite comprising shower cubicle, vanity wash hand basin and low-level WC. Tiled floor and partially tiled walls. Obscured double-glazed window to side.

Bedroom 2

2.79m x 2.79m (9' 2" x 9' 2")

Double-glazed window to side. Wood effect flooring.

Bathroom

Suite comprising panel enclosed bath with shower over and glass screen, wall mounted vanity wash hand basin and low-level WC. Tiled floor and fully tiled walls. Obscured double-glazed window to rear.

OUTSIDE

Brick paved driveway with space for two cars.

OTHER INFORMATION

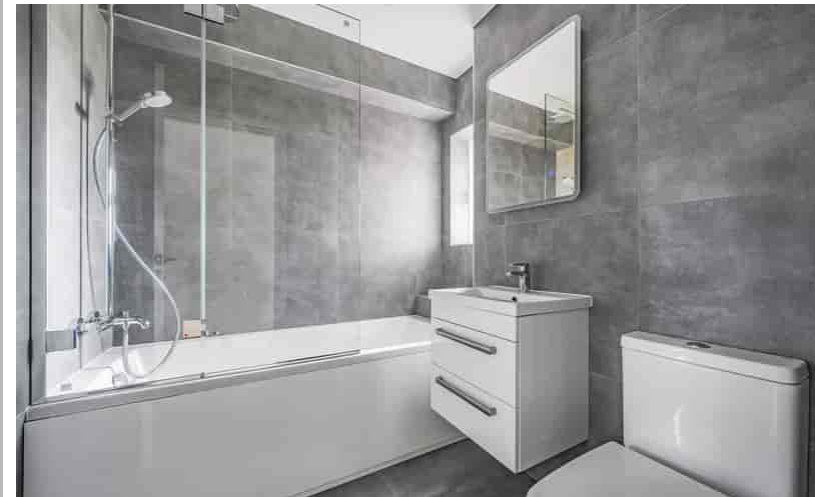
* Agents Note

We understand there is a 999 year lease on this property which commenced in 2024.

Service Charge: TBC

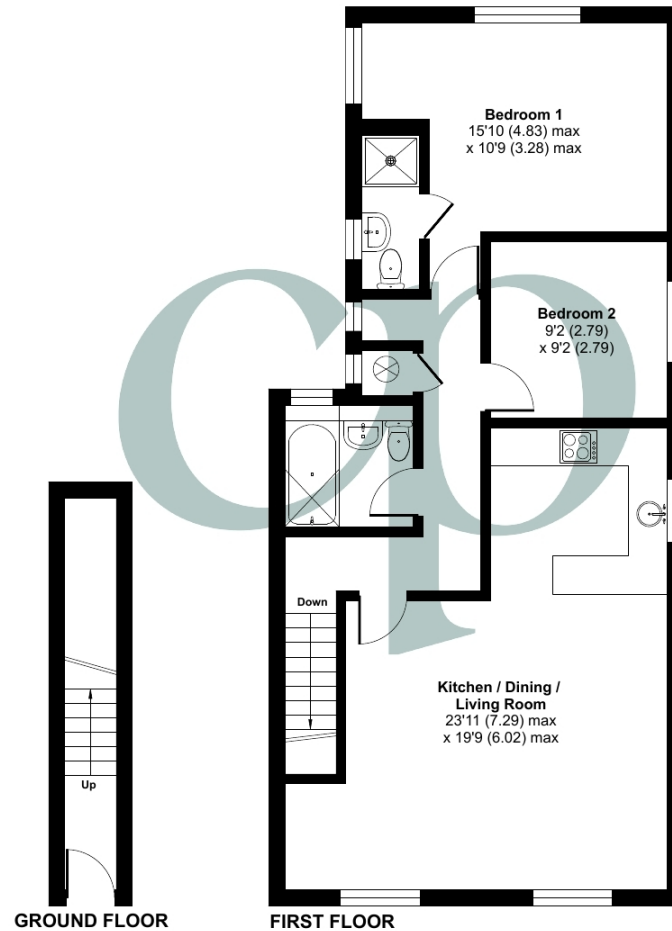
Ground Rent: TBC

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



Approximate Area = 867 sq ft / 80.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1118553

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

Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA

T: 01462 834022 | E: stotfold@country-properties.co.uk

www.country-properties.co.uk

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