



Paynes Park, Hitchin, Hertfordshire. SG5 1EJ





1 Bedroom Retirement Property Guide Price £175,000 Leasehold

An immaculately presented ground floor assisted living apartment for the over 55's, conveniently located in central Hitchin offering ease of access to a whole host of amenities.

This light and airy apartment has recently been redecorated and benefits from new carpets throughout with a spacious accommodation that comprises entrance hall, open plan living/dining room, fitted kitchen, double bedroom and bathroom. Externally are well maintained communal gardens and residents parking.

- Assisted living apartment for over 55's
- Central Hitchin location
- Ground floor
- One double bedroom
- Spacious living room
- Fitted kitchen
- Residents lounge and laundry facilities
- Communal gardens
- Residents parking
- EPC rating B. Council tax band B

Ground Floor:

Entrance:

Entry is gained via a security entrance system.

Front Door:

Timber front door.

Entrance Hall:

Two large storage cupboards. Coving to ceiling. Newly fitted carpet. Doors to all rooms.

Living/Dining Room:

Abt. 20' 0" x 17' 6" (6.10m x 5.33m) maximum measurements. A good sized 'L' shaped living/dining room with double glazed window to rear overlooking the communal gardens. Feature fireplace with inset electric fire. Television point. Wall mounted electric night storage heater. Telephone point. Coving to ceiling. Newly fitted carpet.

Kitchen:

Abt. 8' 11" x 5' 9" (2.72m x 1.75m) A well-appointed kitchen comprising a good range of eye and base level units with ample roll top work surfaces. Single drainer stainless steel sink unit. Built-in electric hob with extractor hood over. Integrated eye level electric oven, under counter fridge and under counter freezer. Tiled splash back area. Double glazed window to rear. Coving to ceiling. Vinyl flooring.

Bedroom:

Abt. 15' 7" x 11' 4" (4.75m x 3.45m) maximum measurements. A large double bedroom with double glazed window to rear. Built-in wardrobes with mirrored doors. Wall mounted electric night storage heater. Television point. Telephone point. Coving to ceiling. Newly fitted carpet.

Bathroom:

A three piece suite comprising panelled bath with shower over and glass shower screen, vanity unit with inset wash hand basin and low level WC. Fully tiled walls. Extractor fan. Wall mounted electric fan heater. Coving to ceiling. Vinyl flooring.

Additional Information:
Leasehold Information:

Lease Term: 125 years from 01/09/2005

Ground Rent: £197.50 per half year

Service Charge: Approx £3,010 per annum

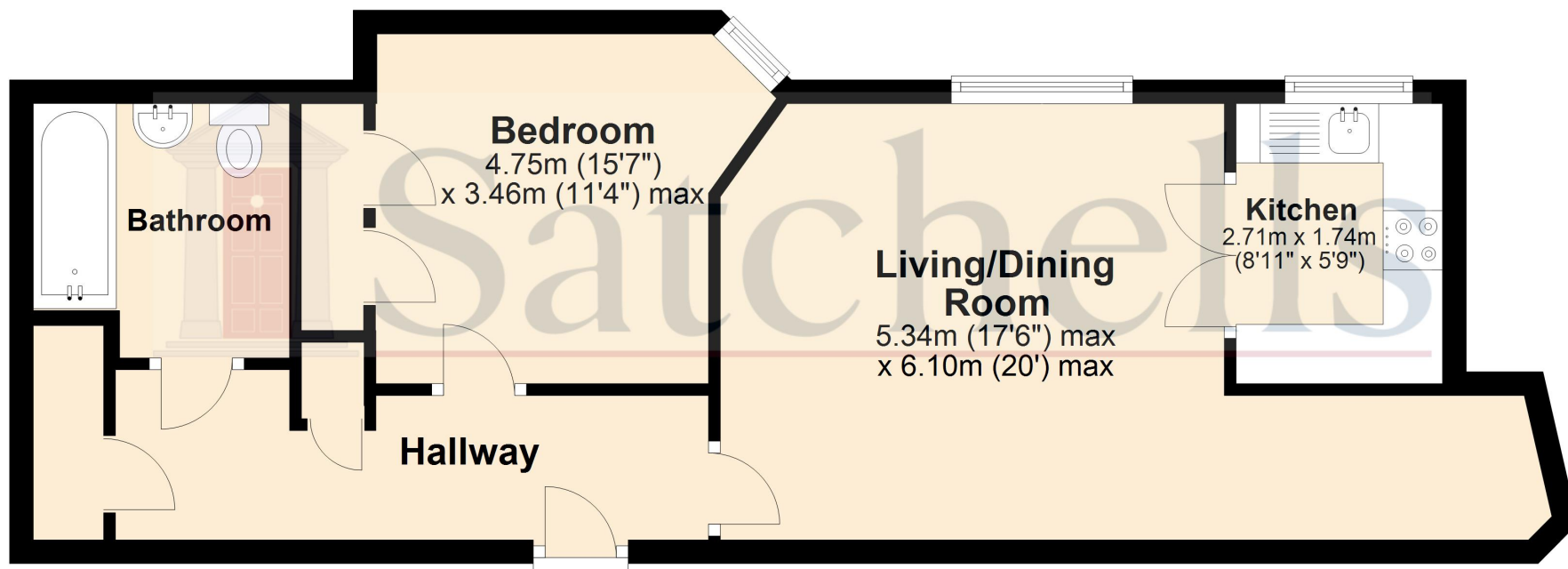




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



Ground Floor



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.