



The Old Bakery, High Street, Stotfold, Hitchin, Hertfordshire. SG5 4LD

Satchells



1 Bedroom Apartment

Guide Price £185,000 Leasehold

This tastefully converted one bedroom first floor flat is located in 'The Old Bakery' along the High Street in Stotfold, convenient for many local amenities including doctors and dental surgeries, opticians, chemist, bakery and Co-operative food store.

The property is offered for sale CHAIN FREE and comprises a light and airy lounge with exposed brickwork and ornate fireplace, refitted kitchen, double bedroom and a bathroom. Externally is an allocated space for one car. Further benefits include double glazed windows throughout and modern electric radiators. Please contact Satchells Stotfold for your appointment to view.

- One bedroom converted flat
- Refitted kitchen
- Lounge with exposed brickwork
- Bathroom
- Double bedroom
- Ornate fireplaces
- Allocated parking space
- Centrally located
- Chain free
- EPC rating E. Council tax band A

Ground Floor**Entrance:**

A part glazed timber door leads to the communal hallway with stairs leading to the first floor.

First Floor**Front Door:**

Timber front door leading to:

Entrance Hall:

Double glazed window to front. Picture rail. Wooden flooring.

Lounge:

Abt. 13' 0" x 11' 11" (3.96m x 3.63m) A comfortable lounge with exposed brickwork to one wall. Ornate cast iron fireplace. Television point. Double glazed window to front. Electric radiator. Picture rail. Carpet as fitted.

Kitchen:

Abt. 9' 8" x 7' 0" (2.95m x 2.13m) A refitted kitchen comprising a good range of eye and base level units with ample worksurfaces. Single drainer stainless steel sink unit. Built in ceramic hob, double electric oven and extractor hood. Plumbing for automatic washing machine. Space for fridge/freezer. Tiled splashback.

Bedroom:

Abt. 12' 11" x 11' 5" (3.94m x 3.48m) A good sized bedroom with double glazed window to front. Ornate cast iron fireplace. Electric radiator. Picture rail. Carpet as fitted.

Bathroom:

A white suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level wc. Tiled splashback area. Airing cupboard. Heated towel rail. Extractor fan. Ceramic tiled flooring.

Outside**Parking:**

One allocated parking space.

Additional Information**Location and Amenities:**

Surrounded by breathtaking countryside, Stotfold offers all the advantages of life in a small and charming town and yet, thanks to the area's superb transport connections, also ensures that the bright lights of London are within easy reach.

Graced by the River Ivel which runs through the town, Stotfold has always been a desirable place in which to live, with evidence of human habitation stretching back to the Stone Age. Recorded in the Domesday Book of 1086, the small settlement of Stotfold continued to develop largely because of its strategic positioning on the Great North Road, eventually being regarded by the 1800's as a prosperous place in which to live. Today, the gentle passage of time is still evident within the town, with a number of surviving buildings bearing witness to Stotfold's unfolding history, including the Norman church of St. Mary's, Randall's Mill and many charming cottages. These are complemented by a comprehensive and more modern range of local amenities, including day to day shopping, a doctor's surgery and a choice of pubs and restaurants. The educational needs of children of all ages are also well catered for by a number of excellent schools in the vicinity.

Located just minutes away from Junction 10 of the A1(M) and the national motorway network beyond, Stotfold is equally well-served by a local bus network, whilst London's Kings Cross station can be reached from the neighbouring village of Arlesey in a little under 40 minutes.

Lease Information:

Lease Term: 125 years from 2004.

Maintenance Charge: approximately £780 per annum.

Ground Rent: £150 per annum.

Agents Note:

Draft particulars yet to be approved by the vendor and may be subject to change.

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.

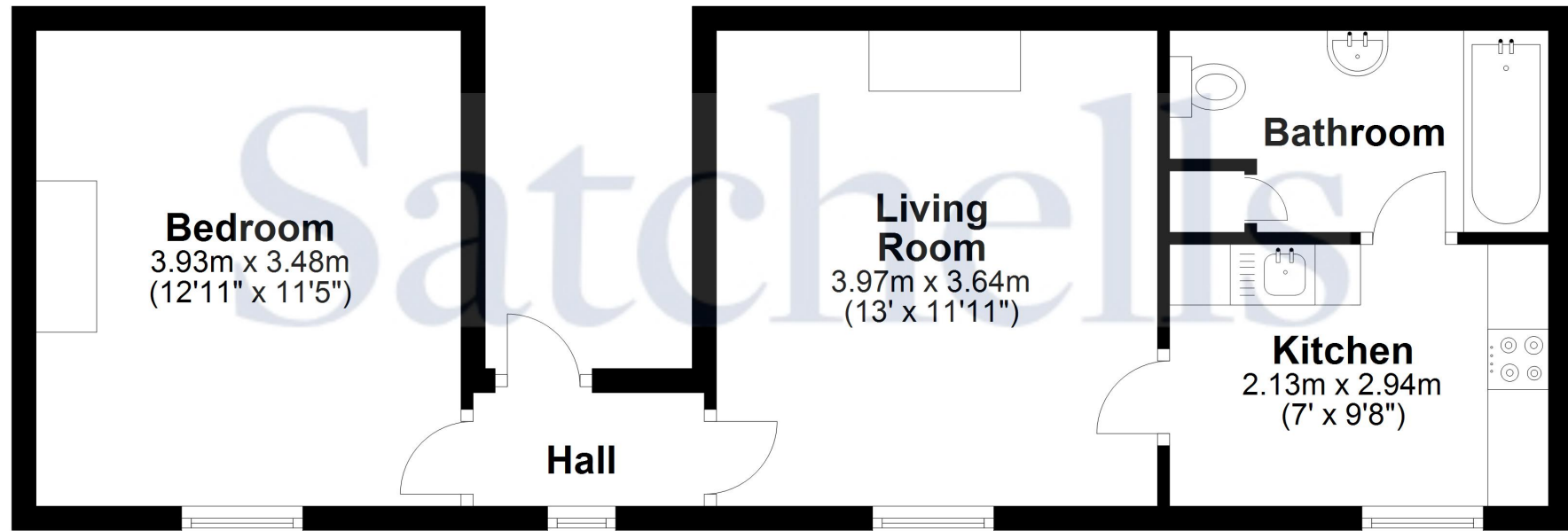




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

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First 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.