



# Maples Court

Bedford Road | Hitchin | Hertfordshire | SG5 1HF

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# MAPLES COURT

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## Property Description

A well presented one double bedroom first floor retirement apartment within this well regarded McCarthy and Stone private development. Maples Court is centrally placed within half a mile of the town centre and adjacent to a large Waitrose store with café.

The apartment benefits from no onward chain, views over Butts Park, 24 hour Careline system and is presented in good condition. There is a communal lounge and in-house Development Manager together with a guest suite and communal laundry room.

Outside there is communal parking and delightful gardens.

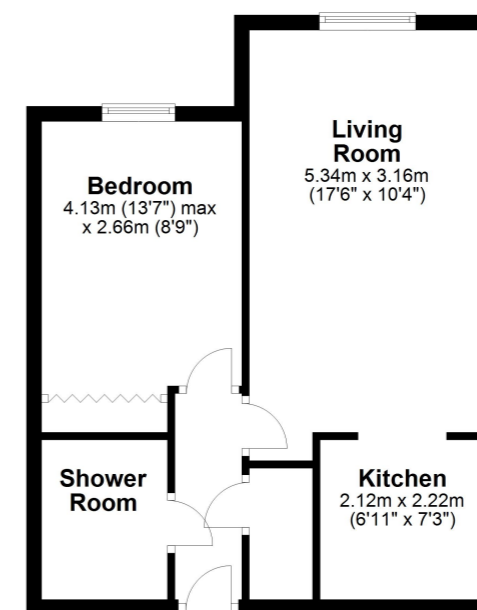
The area is well served with bus services and other facilities; including library, churches and the swimming centre.

**£149,950 Leasehold**





**Floor Plan**  
Approx. 41.4 sq. metres (445.7 sq. feet)



**Total area: approx. 41.4 sq. metres (445.7 sq. feet)**

All measurements shown are approximate and for guidance only. Garages and workshops are not included in any gross floor areas unless integral to the main building where they will be included.  
Plan produced using PlanUp.



- Retirement Apartment
- Town Centre Location
- 24 Hour Careline Facility
- Residents & Visitors Parking
- Lift to all Floors
- Communal Gardens
- Residents Lounge
- No Onward Chain

EPC Rating:

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