



Grove Road, Hitchin, Hertfordshire. SG4 0AF





2 Bedroom Apartment

Shared Ownership £63,750 Leasehold

* 25% Shared Ownership * A beautifully presented first floor, two double bedroom apartment located within easy walking distance of Hitchin town centre and mainline railway station.

The spacious accommodation comprises entrance hall, a contemporary open plan kitchen/dining/living room with Juliette balcony, the kitchen area with integrated appliances, two double bedrooms and a bathroom. Externally are well maintained communal gardens and a secure underground parking space. An ideal first purchase!

- Two generous bedrooms
- Spacious open plan living space
- Kitchen area with integrated appliances
- Bathroom
- Secure underground parking
- Communal gardens
- Short walk to Hitchin town centre
- Close to railway station
- Chain free
- EPC rating B. Council tax band B

First Floor:**Entrance Hall:**

Electric radiator. Airing cupboard. Storage cupboard. Laminate flooring.

Kitchen/Dining/Living Room:

Abt. 16' 11" x 13' 1" (5.16m x 3.99m) A large open plan living space incorporating the kitchen which comprises a good range of eye and base level units with ample roll top work surfaces. Single drainer stainless steel one and a half bowl sink unit. Built-in ceramic hob, electric oven and extractor hood. Integrated fridge/freezer and washing machine. Tiled splash back area. Double glazed door to a Juliet balcony. Television point. Two electric radiators. Security entry phone. Laminate flooring.

Bedroom One:

Abt. 10' 11" x 8' 8" (3.33m x 2.64m) Double glazed window to side. Electric radiator. Telephone point. Television point. Carpet as fitted.

Bedroom Two:

Abt. 9' 6" x 8' 9" (2.90m x 2.67m) Double glazed window to rear. A range of built-in wardrobes with sliding mirror doors. Television point. Electric radiator. Carpet as fitted.

Bathroom:

A white suite comprising panelled bath with mixer tap, shower attachment and glass screen, pedestal wash hand basin and low level WC. Wall mounted electric fan heater. Tiled splash back area.

Outside:**Communal Gardens:**

Communal gardens that are mainly laid to lawn.

Parking:

There is a secure underground car parking space.

Additional Information:**Shared Ownership Details:**

The full market value of this property is £255,000.

If you buy a 25% share, the share purchase price will be £63,750 and the rent will be £601.38 a month plus a management fee of £26.23 a month.

Lease Details:

The lease term is 125 years from 19/02/2008 with approximately 108 years remaining.

Ground Rent: £300.00 per annum

Service Charge: Approximately £161.26 per month

Location and Amenities:

Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the Market Square. 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 providing direct access to Kings Cross and Cambridge.

Agents Note:

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

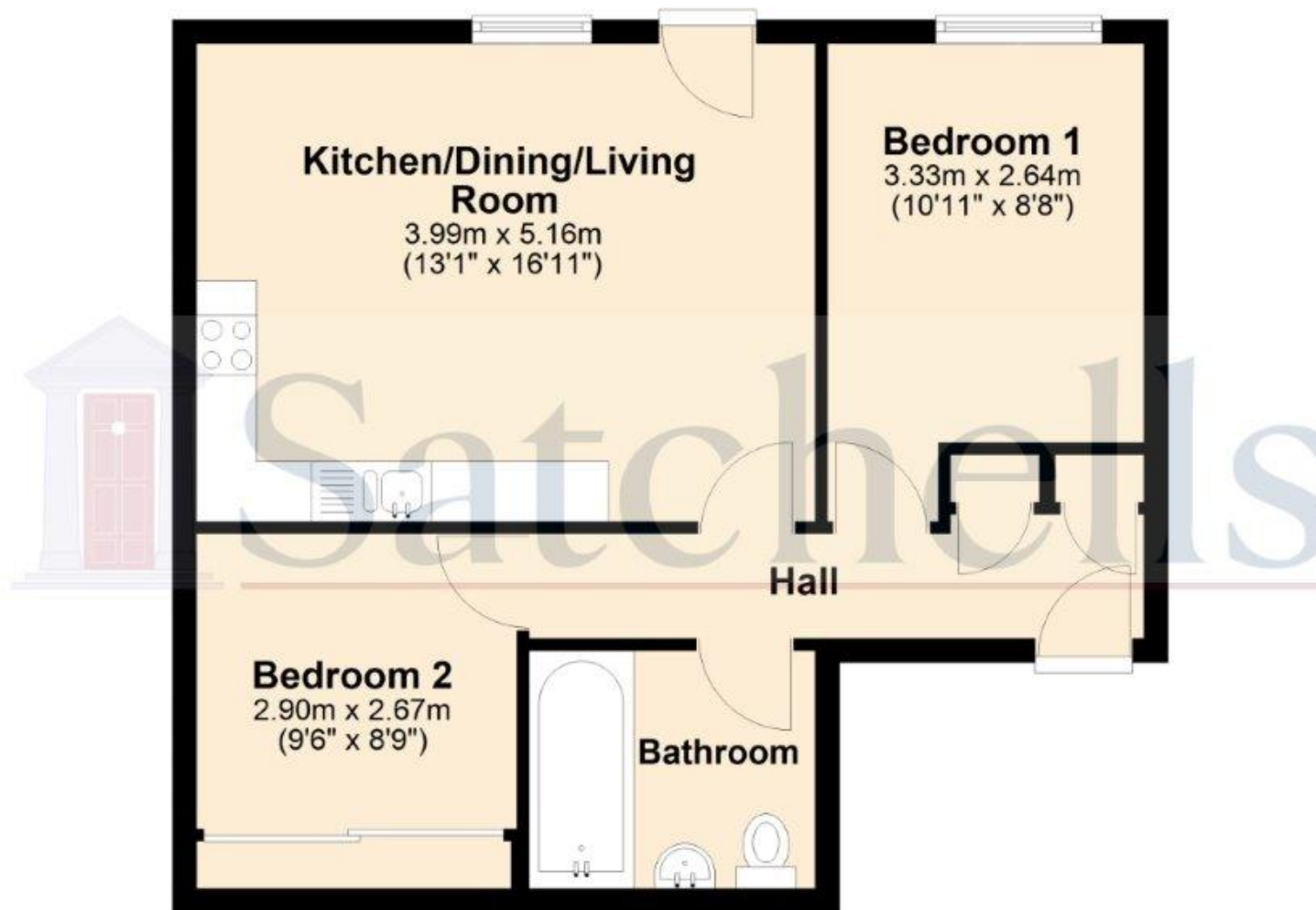




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First Floor



For illustration 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.