



High Street, Stotfold, Hitchin, Hertfordshire. SG5 4LL





2 Bedroom Apartment

Guide Price £260,000

Share of Freehold

This extremely spacious and fully refurbished first floor two bedroom apartment measures approximately 829 sq ft, comes with a new 999 year lease and is located in the centre of Stotfold within walking distance of all local amenities.

- Refurbished first floor apartment
- Incredibly spacious at 829sq ft
- Two bedrooms
- En-suite to bedroom one
- Refitted bathroom
- Modern open plan kitchen/dining/living room
- Off road parking
- New 999 year lease
- Ground rent £nil. Service charge approx £100pm
- EPC rating E. Council tax band B

Ground Floor

Entrance Hall:

Stairs to first floor.

First Floor

Landing:

Radiator. Airing cupboard housing gas boiler. Double glazed window to side. Loft access. Wood effect flooring.

Open Plan Living/Dining/Kitchen:

Overall size Abt. 23' 10" x 19' 10" (7.26m x 6.05m) A large open plan space with twin aspect double glazed windows to front. Radiator. Television point. Telephone point. Wood effect flooring.

The kitchen area has been refitted and comprises a good range of eye and base level units with ample worksurfaces. Single drainer stainless steel sink unit. Built in ceramic hob, electric oven and extractor hood. Integrated fridge/freezer and washer dryer. Double glazed window to side. Inset ceiling. Wood effect flooring.

Bedroom One:

Abt. 15' 11" x 10' 9" (4.85m x 3.28m) Dual aspect double glazed windows to side and rear. Radiator. Wood effect flooring.

En-Suite:

A white suite comprising a fully tiled shower cubicle with shower, vanity unit with inset wash hand basin and low level wc. Half tiled walls. Heated towel rail. Double glazed window to side. Extractor fan. Inset ceiling light. Tiled flooring.

Bedroom Two:

Abt. 9' 3" x 9' 2" (2.82m x 2.79m) Double glazed window to side. Radiator. Wood effect flooring.

Bathroom:

A refitted white suite comprising panelled bath with mixer tap, shower attachment, rainfall shower and glass shower screen. Vanity unit with inset wash hand basin and low level wc. Heated towel rail. Double glazed window to rear. Extractor fan. Inset ceiling lights. Fully tiled walls and flooring.

External Parking:

There is allocated off road parking.

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.

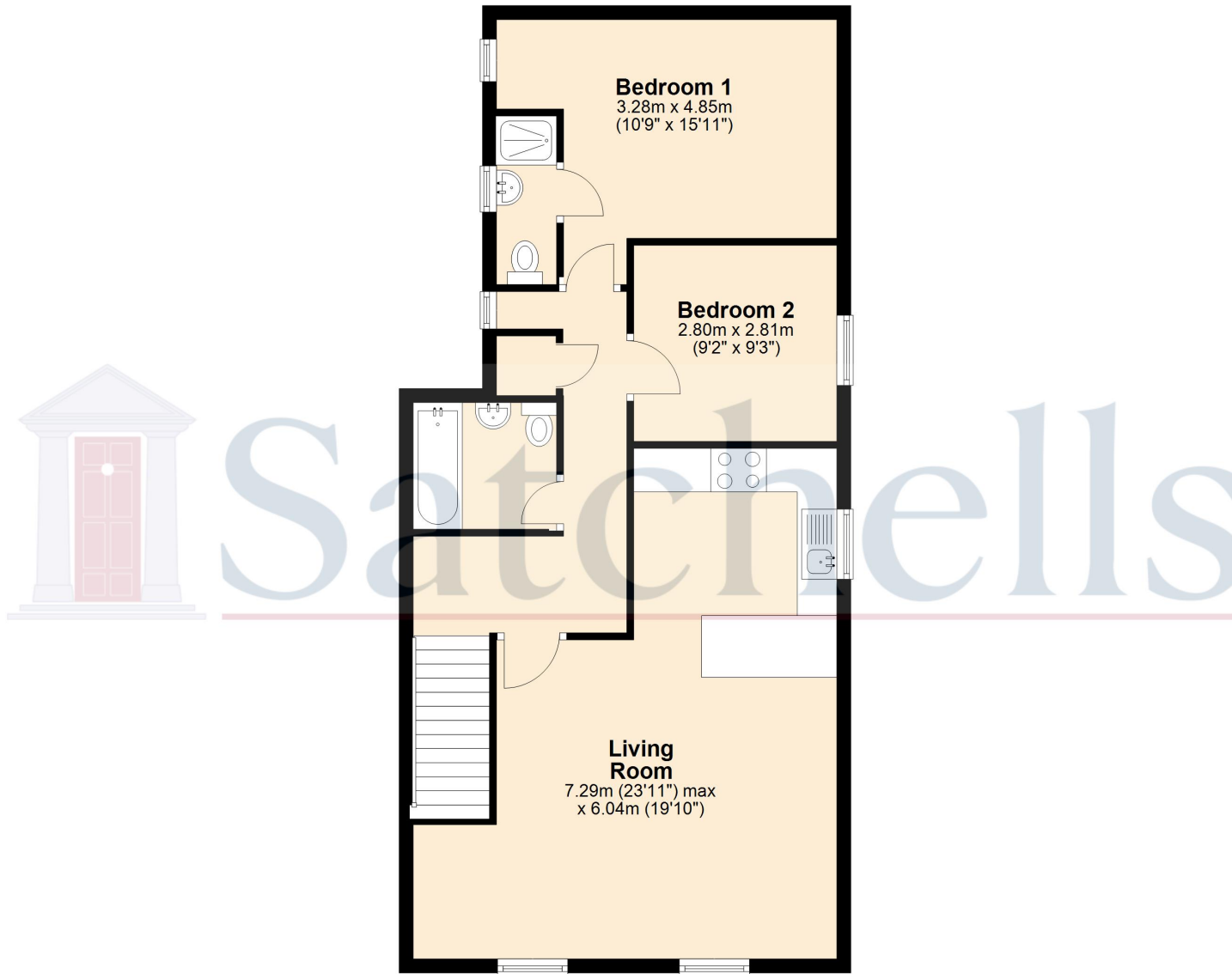
Located just minutes away from Junction 10 of the A1(M) and the national motorway network beyond, Stotfold is equally well-served by a local bus network, whilst London's Kings Cross station can be reached from the neighbouring village of Arlesey in a little under 40 minutes.





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.