



The Foundry, Cooks Way, Hitchin, Hertfordshire. SG4 0BW





# 1 Bedroom Apartment

## £250,000 Leasehold

A superb ground floor apartment built in 2018 and forming part of The Foundry, a sought after development located within a short walk of Hitchin railway station.

Beautifully presented throughout, the accommodation comprises entrance hall, a contemporary open plan living space, with the kitchen being of a high specification to include integrated appliances and quartz worktops, a double bedroom and bathroom. The development is well maintained and offers a security entry system, communal gardens, an allocated parking space and additional visitors parking. Further benefits include gas central heating and double glazing.

- Immaculate ground floor apartment
- Stunning open plan living space
- Super kitchen with integrated appliances
- Double bedroom
- Sumptuous bathroom
- Allocated parking
- Communal gardens
- Close to Hitchin railway station
- Must be viewed
- EPC rating B. Council tax band B



## **Ground Floor**

### **Communal Entrance:**

Access is gained via a security entry system.

### **Front Door:**

Timber front door.

### **Entrance Hall:**

Radiator. Large storage cupboard. Security entry phone. Wood effect flooring.

### **Open Plan Living Space:**

Overall Size: Abt. 22' 6" x 12' 5" (6.86m x 3.78m)

Living/Dining Area: Double glazed picture window to front. Two radiators. Television point. Wood effect flooring.

Kitchen Area: A super kitchen comprising a good range of eye and base level units with ample quartz worktops. Inset stainless steel one and a half bowl sink unit. Built in ceramic hob with extractor hood over. Built in eye level electric oven and microwave. Integrated fridge/freezer and dishwasher. Inset ceiling lights.

## **Bedroom:**

Abt. 12' 5" x 11' 3" (3.78m x 3.43m) Double glazed window to front. Radiator. Carpet as fitted.

## **Bathroom:**

A white suite comprising panelled bath with mixer taps, shower over and glass shower screen, vanity unit with inset wash hand basin and low level wc. Part tiled walls. Heated towel rail. Extractor fan. Inset ceiling lights. Tiled flooring.

## **Outside**

### **Parking:**

There is an allocated parking space and additional visitors parking.

### **Communal Gardens:**

The property is served by communal gardens to the rear.

### **Additional Information:**

#### **Lease Details:**

Lease term: Approximately 118 years remaining

Service Charge: Approximately £113.00 per month

Ground Rent: £250.00 per annum rising by £100.00 every 25 years

**Location and Amenities:**

Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the Market Square which is within a few minutes' walk of this property. 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 within a short walk providing direct access to Kings Cross and Cambridge.

**Agents Note:**

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

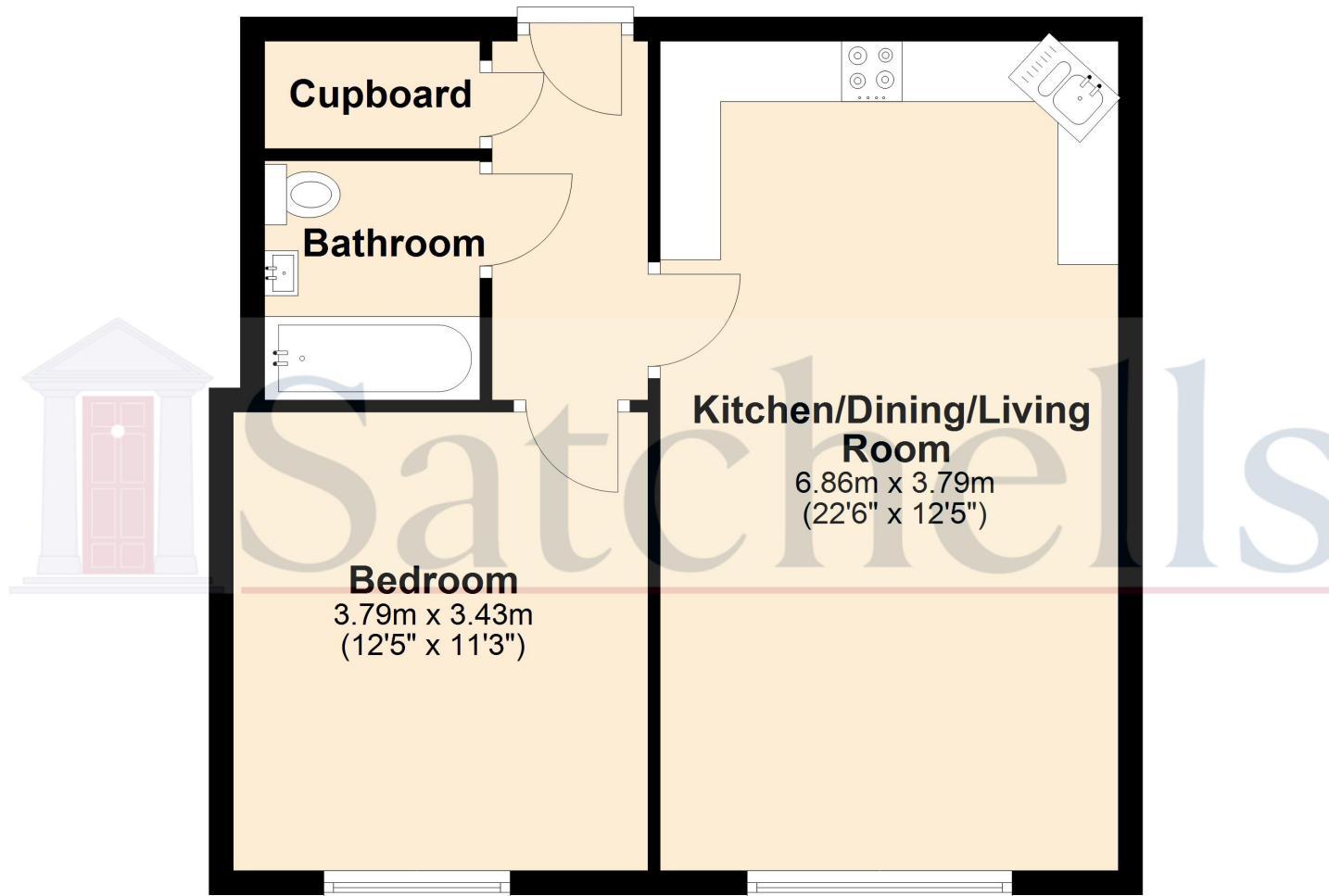




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## Ground Floor



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.