



12 Garrison Court, Hitchin, Hertfordshire. SG4 9SE

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2 Bedroom Apartment

Guide Price £240,000 Leasehold

This FANTASTIC two bedroom second floor apartment offers bright and spacious living throughout and is located in the heart of the town centre and approximately 0.7 mile from Hitchin's mainline railway station. This property includes a modern fitted kitchen, spacious living room, a three piece bathroom suite, a large master bedroom with integrated storage and a single bedroom. This property is further complimented by a shared balcony with stair access down to the ground floor, and also includes a security entry system, double glazing and gas central heating. Permit parking is available at a cost of £86 per annum or £43 for 6 months.

- TWO bedroom apartment
- Second floor apartment
- Modern fitted kitchen
- Spacious living room
- Walking distance from town centre and mainline station
- Shared balcony
- Peppercorn ground rent
- Leasehold 140 years remaining.
- Service Charge £146 Per month for 2026
- EPC rating D. Council tax band B

**Ground Floor
Entrance:**

Communal entrance via a security entry system.
Take stairs to second floor.

**Second Floor
Lounge:**

Abt. 11' 3" x 14' 2" (3.43m x 4.32m) Double glazed window to front and twin aspect double glazed windows to side. Feature fireplace. Radiator. Television point. Carpet as fitted.

Kitchen:

Abt. 5' 2" x 10' 5" (1.57m x 3.17m) A well-appointed kitchen comprising a good range of eye and base level units with roll edge work surfaces. Butler sink. Built in 4 ring gas hob, oven and extractor hood. Plumbing for automatic washing machine. Space for fridge/freezer. Double glazed door leading to rear staircase.

Bedroom One:

Abt. 11' 3" x 13' 6" (3.43m x 4.11m) Double glazed bay window to rear. Double glazed window to side. Radiator. Carpet as fitted.

Bedroom Two:

Abt. 6' 8" x 9' 4" (2.03m x 2.84m) Double glazed window to front. Radiator. Carpet as fitted.

Bathroom:

Abt. 4' 4" x 8' 7" (1.32m x 2.62m) A white suite comprising panel bath with mixer tap, shower and a glass shower screen. Pedestal wash hand basin and low-level W.C. Part tiled walls. Heated towel rail. Double glazed window to rear.

Additional Information**Agents Note:**

Draft particulars yet to be approved by 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.

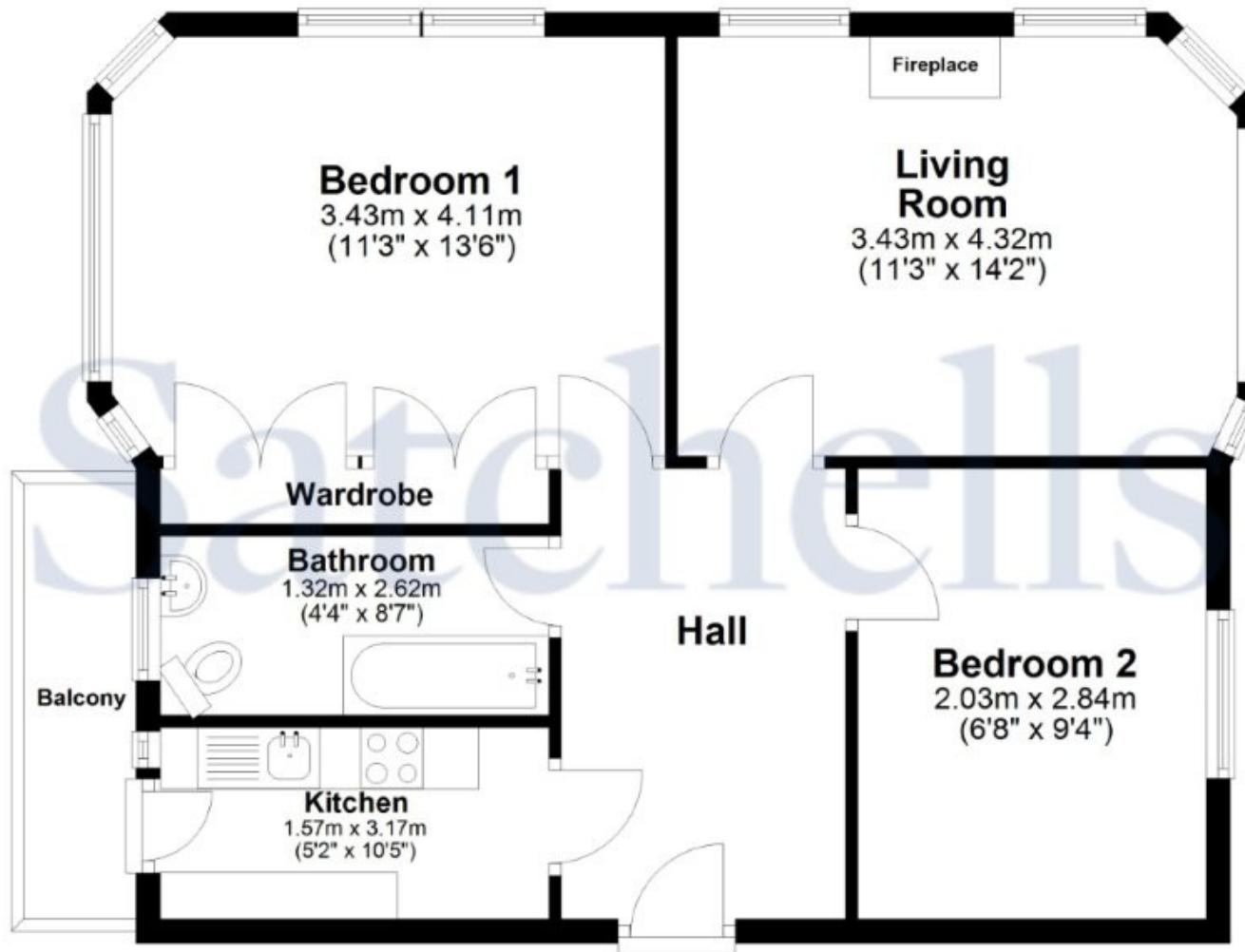




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

Satchells

47b High Street, Hitchin, SG5 4LD
T: 01462 733730
E: stotfold@satchells.co.uk
W: www.satchells.com

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