



# Maples Court

Maples Court | Bedford Road | Hitchin | Hertfordshire | SG5 1HF

[www.stonegate-estates.co.uk](http://www.stonegate-estates.co.uk)



# MAPLES COURT

---

## Property Description

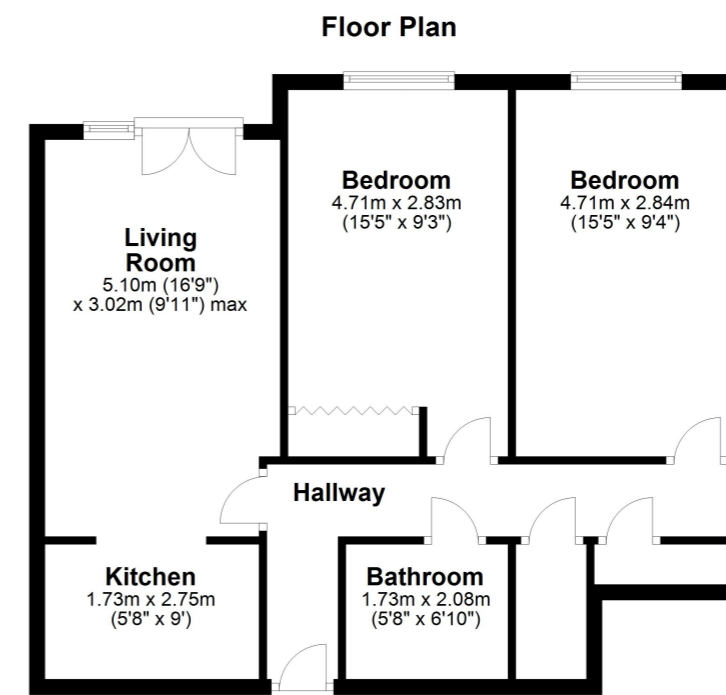
A well positioned two bedroom retirement flat set on the second floor of this highly regarded block of McCarthy & Stone built apartments. Maples Court is ideally placed adjacent to a Waitrose supermarket and close to Butts Close open space.

Designated for the over 60's, there is a House Manager, communal lounge and laundry room, a Guest Suite, a lift to all floors and well-maintained communal gardens. The apartment has generous accommodation and an updated shower room along with a refitted modern kitchen with appliances. The apartment also boasts uPVC double glazing and electric storage heating and the 'Careline' alarm system and secure entry phone system.

A level walk from the town centre, Maples Court is in a highly convenient location, with Hitchin's town centre providing a broad selection of shops, traditional market, churches and a variety of restaurants and bars. There is a main line railway station with regular services to Kings Cross and the area is centrally placed for both the A1(M) and M1 motorways.



**£280,000 Leasehold**



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
- Two Double Bedrooms
- Refitted Shower Room
- Refitted Kitchen
- Lease - 95 years remaining
- Communal Gardens and Parking
- Residents Lounge
- Development Manager on Site
- Careline 24hr System
- Lift to all Floors

EPC Rating:

## Stonegate Estate Agents

01462 438979

[sales@stonegate-estates.co.uk](mailto:sales@stonegate-estates.co.uk) | [www.stonegate-estates.co.uk](http://www.stonegate-estates.co.uk)

