



Peppermint Road, Hitchin, Hertfordshire. SG5 1RY





# 1 Bedroom Apartment

## Guide Price £240,000 Leasehold

A modern light, bright and very well appointed second floor one bedroom apartment, with a secure under croft parking space, located within a five minute stroll of the town centre. CHAIN FREE!

The beautifully presented accommodation comprises entrance hall, a modern open plan kitchen/dining/living room, the kitchen area with integrated appliances, a generous double bedroom with fitted wardrobes and a modern bathroom suite. Situated in Peppermint Road, probably one of the best developments in town, everything is on your doorstep with the town centre, pubs, shops and coffee shops within just a few minutes walk and the mainline railway station only half a mile away.



- Light and airy apartment
- One double bedroom
- Open plan kitchen/dining/living room
- Integrated appliances to the kitchen
- Modern bathroom suite
- Under croft allocated parking
- Half a mile to the railway station
- Town centre location
- Must be viewed
- EPC rating C. Council tax band B

**Ground Floor:****Communal Entrance:**

Access is via a security entrance system. Take the stairs to the second floor.

**Second Floor:****Front Door:**

Timber front door.

**Entrance Hall:**

Security entry phone. Loft access. Wall mounted electric radiator. Inset ceiling lights. Carpet as fitted.

**Kitchen/Dining/Living Room:**

Overall size: 21' 0" x 14' 2" (6.40m x 4.32m)

**Kitchen Area:** A well-appointed kitchen comprising a good range of eye and base level units with ample roll top work surfaces incorporating a breakfast bar. Single drainer stainless steel sink unit. Built-in ceramic hob, electric oven and extractor hood. Integrated fridge/freezer, washing machine and dishwasher. Tiled splash back area. Extractor fan. Tiled flooring.

**Living Area:** Double glazed window to side. Wall mounted electric radiator. Television point. Carpet as fitted.

**Bedroom:**

11' 9" x 10' 0" (3.58m x 3.05m) A generous double bedroom with double glazed window to rear. Fitted double wardrobe. Wall mounted electric radiator. Carpet as fitted.

**Bathroom:**

A white suite comprising panelled bath with mixer tap and shower over, pedestal wash hand basin and low level WC. Shaver point. Part tiled walls. Heated towel rail. Inset ceiling lights. Extractor fan. Tiled flooring.

**Outside:****Parking:**

There is an allocated undercroft parking space accessed via an electric gate.

**Additional Information:****Lease details:**

Lease term: TBC

Ground Rent: TBC

Service Charge: TBC

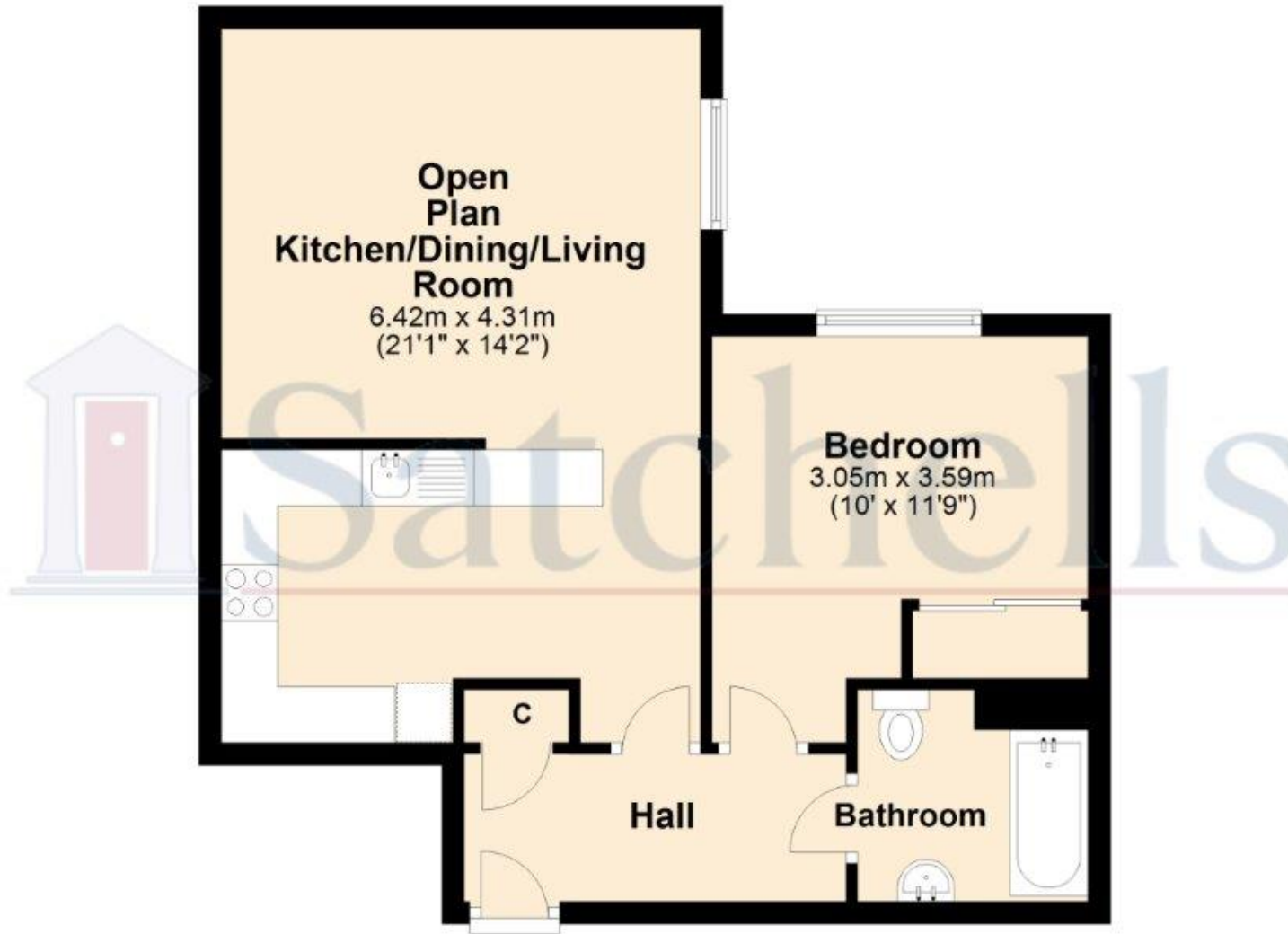
**Agents Note:**

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



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.

## 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.