



Elderflower House, Whinbush Road, Hitchin SG5 1QF

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## 2 Bedroom Apartment

### Guide Price £290,000 Leasehold

A delightful CHAIN FREE two bedroom ground floor apartment located in a highly sought after area in central Hitchin, within walking distance of both the town centre and the mainline station.

Built by Bellway Homes in 2006, this apartment combines modern amenities with convenience and features light and spacious open plan living, creating a welcoming atmosphere. The kitchen, with integrated appliances, is seamlessly integrated into the living area, enhancing functionality and space utilisation. There are two generous double bedrooms, one of which benefits from an en-suite shower room and fitted wardrobes whilst the other is serviced by a family bathroom. The apartment also boasts an underground private allocated parking space and a bike store, providing secure storage for residents' vehicles and bicycles.

- Ground floor apartment
- Two double bedrooms
- En-suite shower room
- Family bathroom
- Contemporary open plan living space
- Kitchen with integrated appliances
- Underground allocated parking
- Centrally located
- Chain free
- EPC rating C. Council tax band C

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

Entrance is gained via a security video entry system.

**Front Door:**

Timber front door.

**Entrance Hall:**

A large double width storage cupboard, housing a hot water tank and plumbing for an automatic washing machine. Wall mounted electric radiator. Inset ceiling lights. Solid wood flooring.

**Open Plan Kitchen/Dining/Living Room:**

Overall size 25'8" x 9'1"

**Living Area:**

Double glazed French doors with a Juliet balcony opening out to the rear. Double glazed window to side. Television point. Wall mounted electric radiator. Solid wood flooring.

**Kitchen Area:**

A well appointed kitchen comprising a good range of eye and base level units with ample work surfaces and under cupboard lighting. Single drainer stainless steel sink unit. Built in ceramic hob, double electric oven and extractor hood. Integrated fridge/freezer and dishwasher. Double glazed window to side. Extractor fan. Inset ceiling lights. Tiled flooring.

**Principal Bedroom:**

Abt. 14' 4" x 9' 10" (4.37m x 3.00m) Double glazed window to rear. Fitted wardrobe with sliding doors. Wall mounted electric radiator. Solid wood flooring.

**En-Suite Shower Room:**

A white suite comprising a fully tiled shower cubicle with shower, pedestal wash hand basin and low level WC. Shaver point. Heated towel rail. Part tiled walls. Extractor fan. Inset ceiling lights. Tiled flooring.

**Bedroom Two:**

Abt. 14' 4" x 8' 10" (4.37m x 2.69m) Double glazed window to rear. Wall mounted radiator. Telephone point. Wooden flooring.

**Bathroom:**

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

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

Private allocated under ground parking space and a bike store.

## Additional Information:

### Lease Details:

Lease Term: Approximately 100 years remaining

Ground Rent: £400.00 per annum

Service Charge: Approximately £2,500 per annum

### Agents Note:

Draft particulars are yet to be confirmed 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.

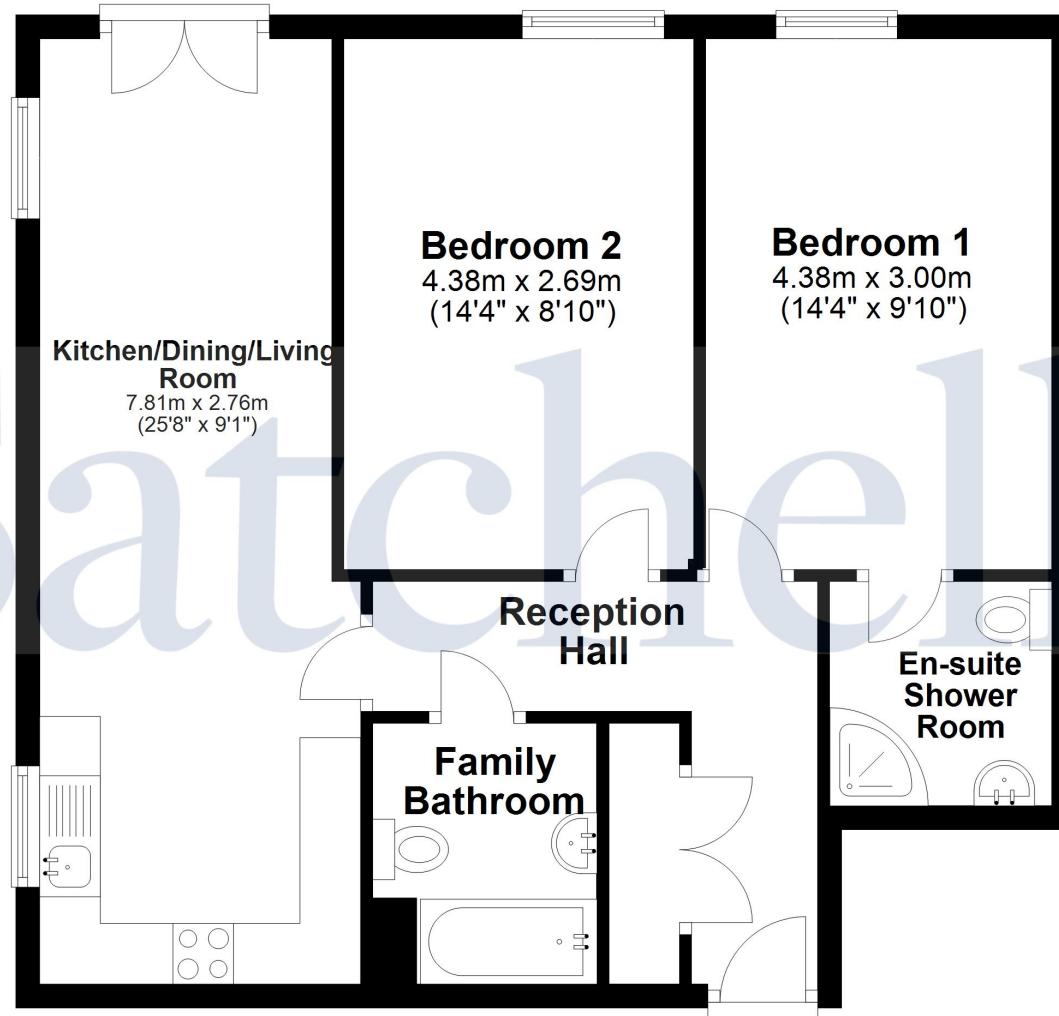




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## Ground Floor



For illustration 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.

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