



Royal Quarter, Ickleford Road, Hitchin, Hertfordshire. SG5 1TF







## 2 Bedroom Apartment

### Guide Price £318,500 Leasehold

Royal Quarter is a historic building that was formerly a cinema before being changed to a theatre and then in 2005 was tastefully converted to a development of sixteen apartments and is centrally located for the railway station, town centre and local amenities.

Positioned on the top floor this apartment is a super size, measuring approximately 807sq.ft, and comprises entrance hall, a spacious and contemporary open plan kitchen/dining/living room with French doors leading to a small balcony, two double bedrooms, one with en-suite bathroom, and a further bathroom. This property also benefits from a garage and is offered for sale CHAIN FREE!

- Spacious top floor apartment
- Two double bedrooms
- En-suite to master bedroom
- Contemporary open plan living space
- Balcony
- Bathroom
- Garage
- Walking distance of railway station
- Chain free
- EPC rating D. Council tax band C

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

Entry is gained via a security door. Take the stairs or lift to the top floor.

**Top Floor:****Front Door:**

Solid wood front door.

**Hallway:**

A long hallway with doors off to all rooms. Double width cupboard housing the newly installed 'Mega Flo' system and with plumbing for automatic washing machine. Inset ceiling lights. Electric radiator. Laminate flooring.

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

Approx. 18' 11" x 16' 1" (5.77m x 4.90m) A spacious open plan living space with double glazed French doors opening out onto a small balcony. The kitchen area is well appointed and comprises a range of eye and base level units with ample work surfaces. Single drainer stainless steel one and a half bowl sink unit. Built-in ceramic hob, electric oven and extractor hood. Breakfast bar with a solid wood worktop and further cupboards under. Stainless steel splash backs. Integrated dishwasher. Space for fridge/freezer. Double glazed window to side. Security entry phone. Two wall mounted electric radiators. Television point. Telephone point. Laminate flooring.

**Bedroom One:**

Approx. 12' 5" x 10' 7" (3.78m x 3.23m) Double glazed window to front. Built-in double wardrobe. Wall mounted electric radiator. Telephone point. Laminate flooring.

**En-Suite Bathroom:**

Approx. 7' 10" x 5' 4" (2.39m x 1.63m) A white suite comprising panelled bath with mixer tap and shower over, wash hand basin and low level WC with concealed cistern. Part tiled walls. Heated towel rail. Shaver point. Double glazed window to front. Extractor fan. Inset ceiling lights. Vinyl flooring.

**Bedroom Two:**

Approx. 12' 5" x 10' 9" (3.78m x 3.28m) Double glazed window to front. Laminate flooring.

**Bathroom:**

Approx. 7' 10" x 6' 6" (2.39m x 1.98m) A white suite comprising panelled bath with mixer tap and shower over, wash hand basin and low level WC with concealed cistern. Part tiled walls. Shaver point. Heated towel rail. Extractor fan. Inset ceiling lights. Vinyl flooring.

**Outside:****Garage:**

A single garage with up and over door and sensor light.

**Additional Information:****Lease Details:**

Lease Term: Approximately 106 years remaining

Service Charge: Approx £1956.00 per annum

Ground Rent: £125.00 per annum





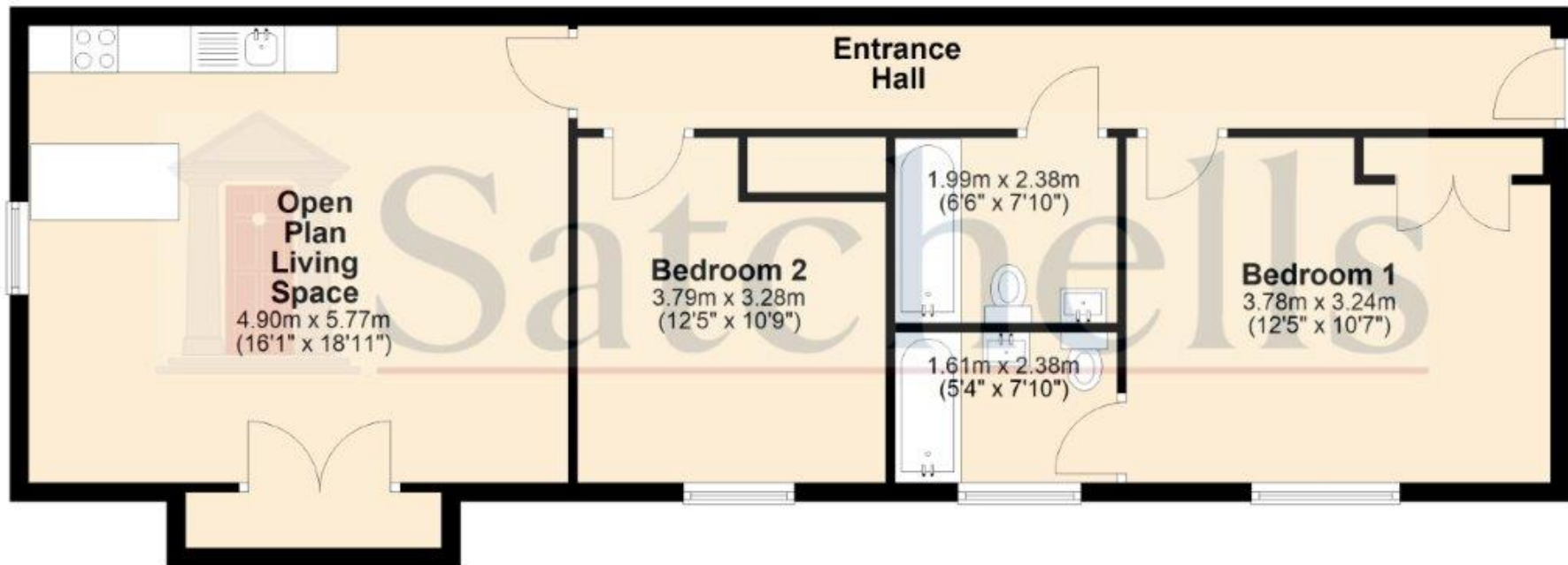


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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





## Top 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.